

GENERAL NOTES

1. The developer and all successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. Right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking – Fire Lane."
4. "Accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route bay exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2006 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117–2003.
5. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan or landscape plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
7. All crossings or encroachments by private landscape irrigation lines or systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to the City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and private utilities.
8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
9. All building address numbers shall comply with sections 126–271 and 126–278 of the Aurora City code.
10. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
11. Final grade shall be at least 6" below any exterior wood siding on the premises.
12. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
13. All interested parties are hereby alerted that this site plan is subject to administrative changes and as shown on the original site plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, site plans are required to agree with the approved subdivision plat of record at the time of building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
14. Errors in approved site plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum code requirements will apply at the time of building permit.
15. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane (subject to final approval of revocable licenses).
16. The vendor of any future sale of the real property shall provide the required notice per City Section 146–1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property.
17. Streetlight installation will be paid for by the Owner. XCEL Energy to provide and install street lights.
18. The storm sewer shown on this site plan is private and will be owned and maintained by the owner(s) of the lot and their assignees where the storm sewer is located. Downstream conveyance to existing drainage ways is required at all times and the storm sewer should not be blocked in any way at any time.

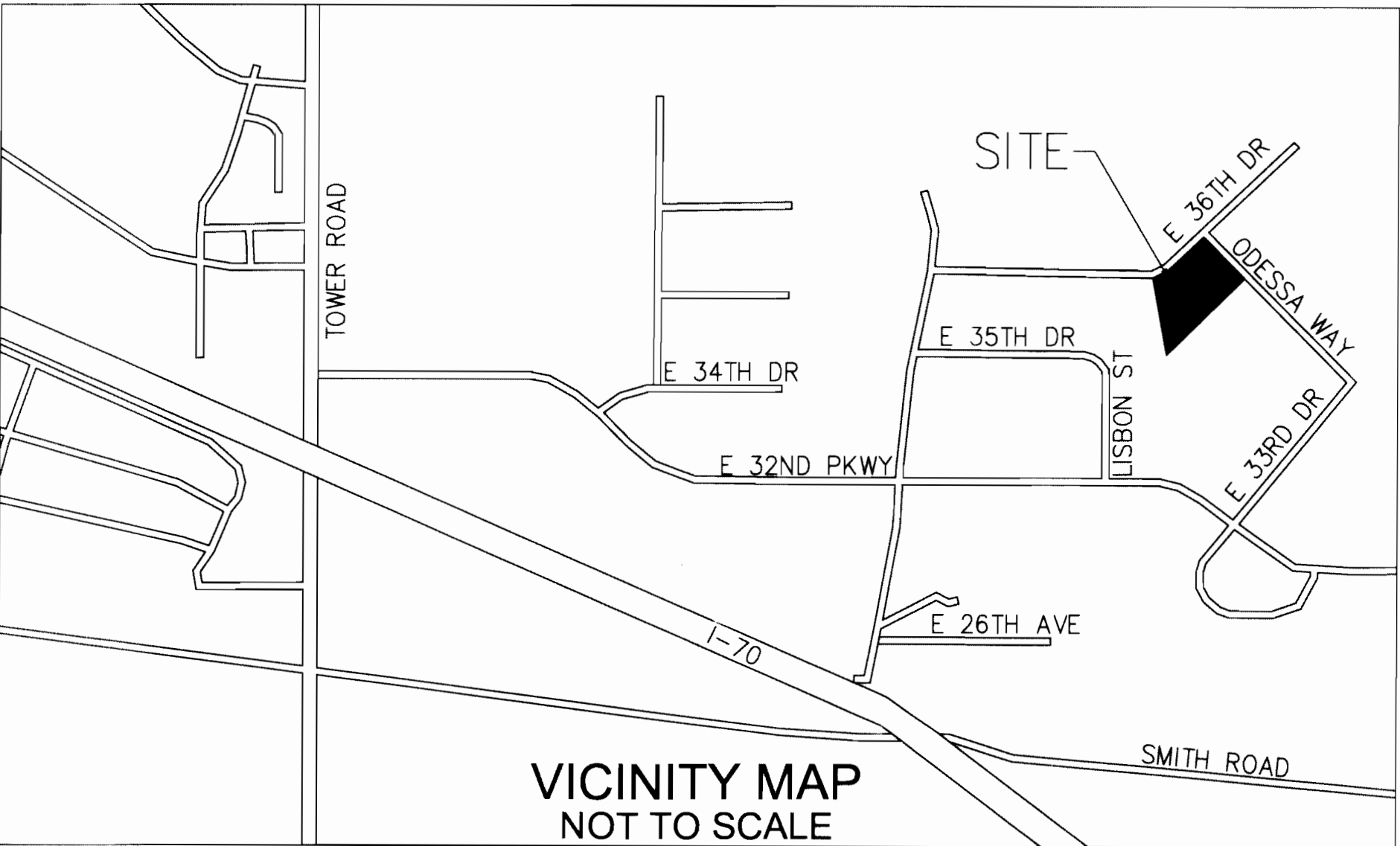
WHIRLPOOL
SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET INDEX:

PS-1 COVER SHEET
PS-2 OVERALL SITE PLAN
PS-3 ENLARGED SITE PLAN
PS-4 ENLARGED SITE PLAN
PS-5 ENLARGED SITE PLAN
PS-6 DETAILS AND SITE DATA TABLE
PS-7 SOUTH ELEVATION
PS-8 EAST AND WEST ELEVATIONS
PS-9 NORTH ELEVATIONS
GR-1 ENLARGED GRADING PLAN
GR-2 ENLARGED GRADING PLAN

GR-3 ENLARGED GRADING PLAN
U-1 ENLARGED UTILITY PLAN
U-2 ENLARGED UTILITY PLAN
U-3 ENLARGED UTILITY PLAN
L1.1 ENLARGED LANDSCAPE PLAN
L1.2 ENLARGED LANDSCAPE PLAN
L1.3 ENLARGED LANDSCAPE PLAN
L2.1 LANDSCAPE DETAILS
L2.2 LANDSCAPE DETAILS
L3.1 SITE SECTIONS
PH-1 ENLARGED PHOTOMETRIC PLAN
PH-2 ENLARGED PHOTOMETRIC PLAN
PH-3 ENLARGED PHOTOMETRIC PLAN
PH-4 LIGHTING DETAILS
PH-5 LIGHTING DETAILS



AMENDMENTS:

GENERAL NOTES (CONT.)

20. Per city code, sec. 22–140 – public safety in–building radio coverage, the 2006 IBC, section 403.7 is hereby amended to require new buildings and structures greater than 50,000 s.f. or additions to an existing structure which cause the building to be greater than 50,000 s.f. (for purposes of this section, area separation walls cannot be used to define separate buildings). All basements over 10,000 square feet where the design occupant load is greater than 50, regardless of the occupancy. Any building that creates a "special hazard" for emergency services in–building radio communications due to design characteristics or materials. The fire chief or his/her designee will determine whether or not a "special hazard" exists. General. No person shall erect, construct, change the use of, remodel, or provide additions to any building or structure, or any part thereof, or cause the same to be done which fails to support adequate in–building radio coverage for the City of Aurora Public Safety Communications System. Prior to issuance of a certificate of occupancy, a final acceptance test must be completed to ensure adequate in–building radio coverage. This amendment does not apply to one and two–family residential structures. The legal occupancy of any structure existing on the date of adoption of this amendment shall be permitted to continue without change.

21. Request for Waiver [Reference Sec. 146–1422 & 1423]: Approved 11/14/07

A waiver is requested for the relocation of plant materials that would normally be located in the landscape buffer area of Odessa Way. Buffer plant quantities required for the street perimeter are not possible for one–half of the boundary length required by code for two reasons: (a) an existing 60' drainage/utility easement that runs parallel and 5' from back of existing walk; and (b) necessary retaining walls, parking and building area/locations do not allow additional space for buffer planting.

The required plant quantities are provided elsewhere on site, however, to mitigate the site restrictions: trees along the berm to the north help to further screen truck parking, and shrubs against the building (not required per building elevation landscape requirements) to buffer the building and improve the aesthetic appearance from Odessa.

Other possible alternatives include a smaller building and/or relocated visitor and employee parking, neither of which meets owner needs. Also, it is of note that other recent property locations within the MPIP have been identified as appearing to have smaller landscape buffers than typically required.

Whirlpool Site Plan

Lot 1, Block 1, Aurora Business Center Subdivision Filing No. 23

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, PANATTONI INVESTMENTS, LLC, has

caused these presents to be executed this 2nd day of January AD.2008.

By: [Signature] Corporate Seal
(Principals or Owners)

NOTARIAL:

State of Colorado)ss

County of Denver

The foregoing instrument was acknowledged before me this

2nd day of January AD 2008 by Carl Panattoni
(Principals or Owners)

Witness my hand and official seal

Kathy Blaylock Notary Seal
(Notary Public)

My commission expires 6-24-09

Notary/Business Address: 4601 DTC Blvd #650

Denver, CO 80237

CITY OF AURORA APPROVALS:

City Attorney: [Signature] Date: 1-22-08

Planning Director: [Signature] Date: 1/18/08

Planning Commission: NA Date: NA
(Chairperson)

City Council: NA Date: NA
(Mayor)

Attest: NA Date: NA
(City Clerk)

Database Approval Date 11/14/2007

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____, Colorado at

_____ o'clock ____M,

This _____ Day of _____ A.D. 20____

Clerk and Recorder: _____ Deputy: _____

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WHIRLPOOL
MAJESTIC COMMERCENTER
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

COVER SHEET

DATE	REMARKS
8.10.07	FORMAL SITE PLAN SUBMITTAL
9.19.07	2ND SUBMITTAL
10.24.07	3RD SUBMITTAL
12.17.07	FINAL MYLARS

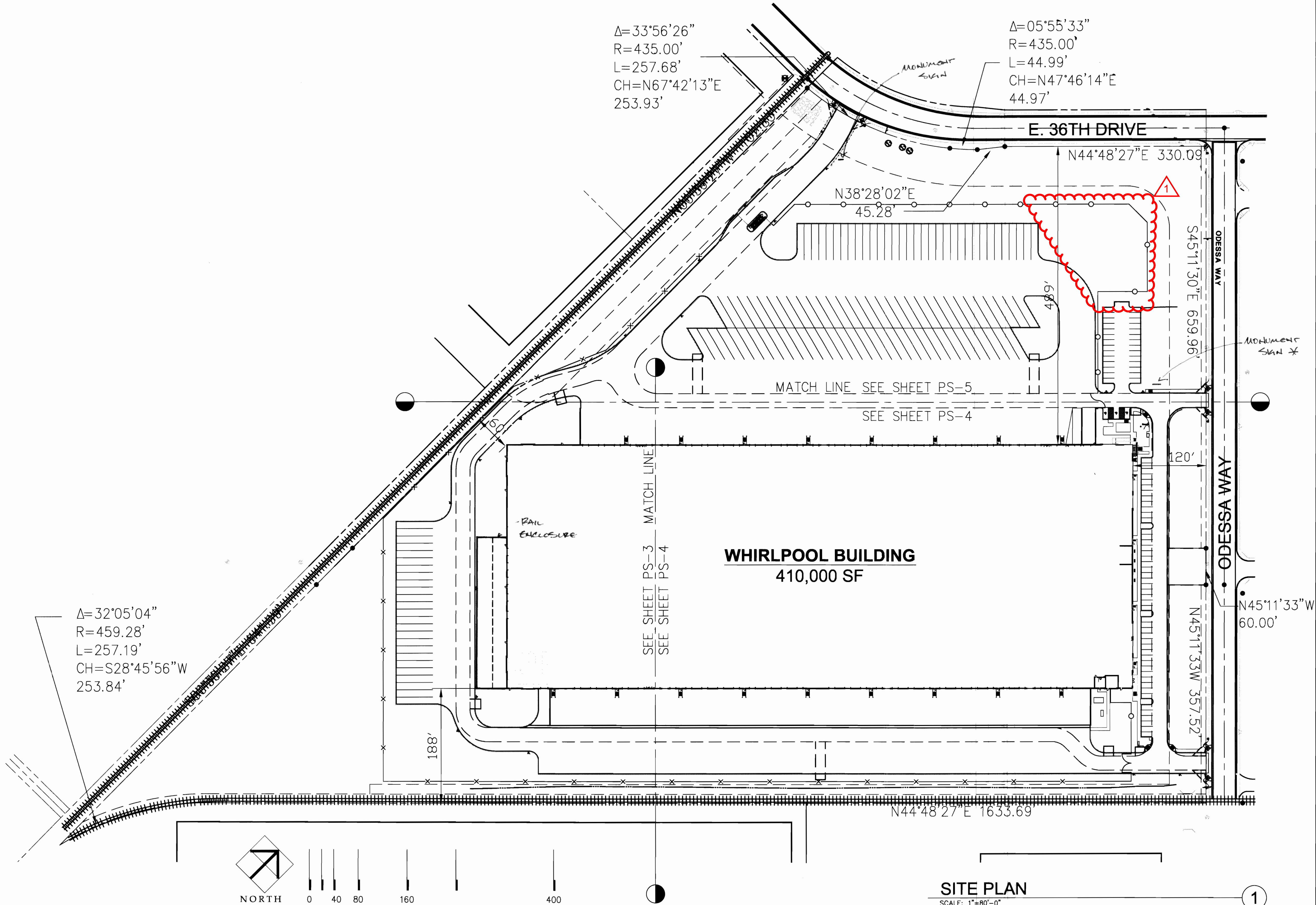
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JOB NO.:	CHI07–0007–00

SHEET

PS-1

WHIRLPOOL SITE PLAN

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WEST OF THE 6TH PRINCIPAL MERIDAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO



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**WHIRLPOOL
MAJESTIC COMMERCE CENTER**
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

OVERALL SITE PLAN	
DATE	REMARKS
8/10/07	FORMAL SITE PLAN SUBMITTAL
9/19/07	2ND SUBMITTAL
10/24/07	3RD SUBMITTAL
12/17/07	FINAL MTLARS
9/29/08	MTLAR UPDATE

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SHEET
PS-2

07/03/2019 MA: EXTEND AUTO PARKING LOT. SEE
NEW SHEETS 27-30

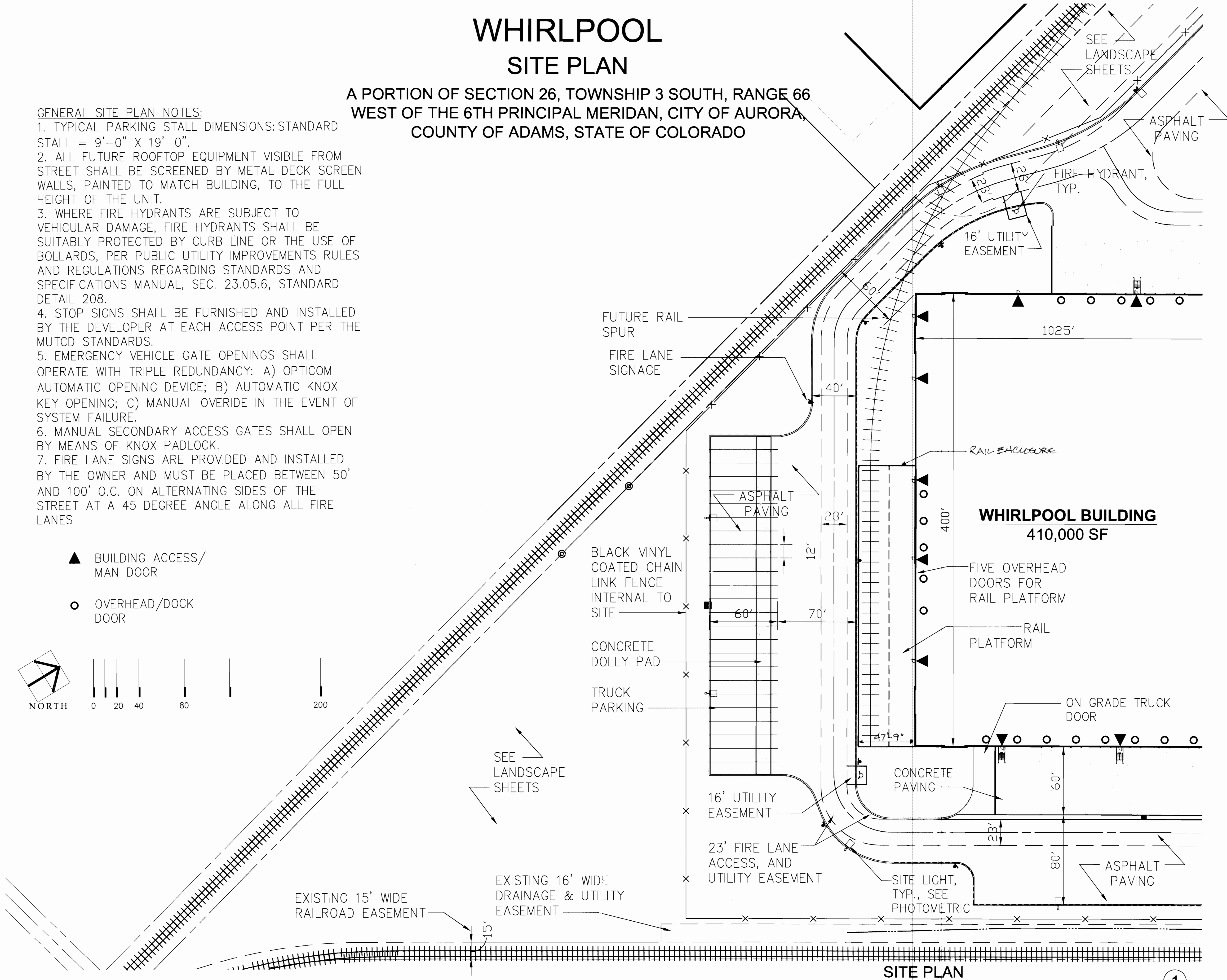
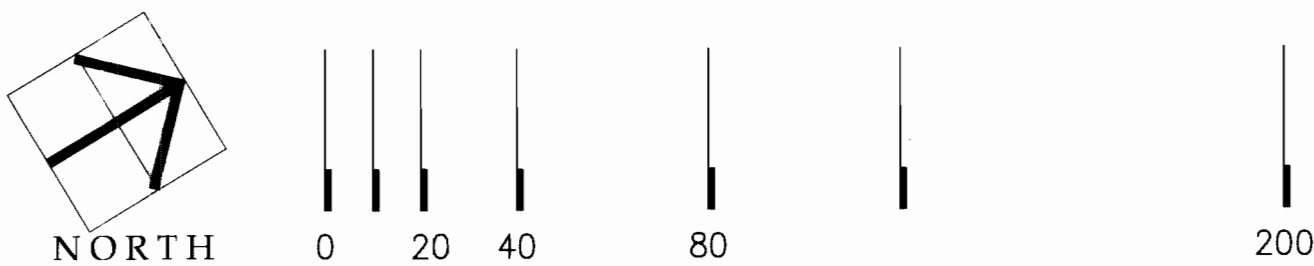
WHIRLPOOL DISTRIBUTION CENTER 2007-6048-01

WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

- GENERAL SITE PLAN NOTES:
- 1. TYPICAL PARKING STALL DIMENSIONS: STANDARD STALL = 9'-0" X 19'-0".
 - 2. ALL FUTURE ROOFTOP EQUIPMENT VISIBLE FROM STREET SHALL BE SCREENED BY METAL DECK SCREEN WALLS, PAINTED TO MATCH BUILDING, TO THE FULL HEIGHT OF THE UNIT.
 - 3. WHERE FIRE HYDRANTS ARE SUBJECT TO VEHICULAR DAMAGE, FIRE HYDRANTS SHALL BE SUITABLY PROTECTED BY CURB LINE OR THE USE OF BOLLARDS, PER PUBLIC UTILITY IMPROVEMENTS RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS MANUAL, SEC. 23.05.6, STANDARD DETAIL 208.
 - 4. STOP SIGNS SHALL BE FURNISHED AND INSTALLED BY THE DEVELOPER AT EACH ACCESS POINT PER THE MUTCD STANDARDS.
 - 5. EMERGENCY VEHICLE GATE OPENINGS SHALL OPERATE WITH TRIPLE REDUNDANCY: A) OPTICOM AUTOMATIC OPENING DEVICE; B) AUTOMATIC KNOX KEY OPENING; C) MANUAL OVERRIDE IN THE EVENT OF SYSTEM FAILURE.
 - 6. MANUAL SECONDARY ACCESS GATES SHALL OPEN BY MEANS OF KNOX PADLOCK.
 - 7. FIRE LANE SIGNS ARE PROVIDED AND INSTALLED BY THE OWNER AND MUST BE PLACED BETWEEN 50' AND 100' O.C. ON ALTERNATING SIDES OF THE STREET AT A 45 DEGREE ANGLE ALONG ALL FIRE LANES

- ▲ BUILDING ACCESS/
MAN DOOR
- OVERHEAD/DOCK
DOOR



SITE PLAN

SCALE: 1" = 40'-0"

1

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**WHIRLPOOL
MAJESTIC COMMERCENTER**
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

SITE PLAN	
DATE	REMARKS
8/15/07	FORMAL SITE PLAN SUBMITTAL
9/19/07	2ND SUBMITTAL
10/24/07	3RD SUBMITTAL
12/17/07	FINAL WYLS

PA / PM:	SAS
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SHEET
PS-3

WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

23' FIRE LANE,
ACCESS, AND
UTILITY EASEMENT

ASPHALT
PAVING

CONCRETE
PAVING

ACCESSIBLE PATH OF
TRAVEL

(2) PICNIC TABLES
LOCATED AT OUTDOOR
EMPLOYEE AREA

FIRE HYDRANT,
TYP.

16' UTILITY
EASEMENT

KNOX BOX
PER CITY STANDARDS AT
MAIN ENTRY

24' MANUAL SECONDARY
SWINGING GATE - SHALL
OPEN BY KNOX PADLOCK

ACCESSIBLE STALL AND
LOADING WITH VERTICAL
SIGNAGE, SEE DETAIL
1,2/PS6

MONUMENT SIGN *

DRIVE ENTRY
SIDEWALK EASEMENT
NEW STREET LIGHT

FLAG POLE

LOCATION OF
CONCRETE PAD
FOR POST OFFICE
CBU EQUIPMENT

LOCATION OF
BICYCLE
PARKING (2
SPOTS)

FIRE LANE
SIGNAGE

ODESSA WAY

NEW ATTACHED
5' SIDEWALK
EXISTING 8' WIDE
UTILITY EASEMENT

SITE WALL

AMERISTAR
ORNAMENTAL
FENCE ADJACENT
TO R.O.W.

LANDSCAPE
NEW STREET
LIGHT
SIDEWALK
EASEMENT
DRIVE ENTRY

SIDEWALK
EASEMENT

(2) BENCHES AND
TRASH/ASH RECEPTACLE
30' MANUAL SECONDARY
SWINGING GATE -
SHALL OPEN BY KNOX PADLOCK

WHIRLPOOL BUILDING
410,000 SF

EXISTING
ACCESSIBLE STALLS
AND LOADING WITH
VERTICAL SIGNAGE

ACCESSIBLE PATH
OF TRAVEL
FIRE RISER ROOM
FDC WITH APPROVED
KNOX HARDWARE

CONCRETE SCREEN WALL
TO MATCH BUILDING
LOCATION OF
GENERATOR AND
TRANSFORMER

EXISTING 16' WIDE DRAINAGE
& UTILITY
EASEMENT

16' UTILITY
EASEMENT

23' FIRE LANE,
ACCESS, AND
UTILITY EASEMENT

CONCRETE
PAVING

16' WIDE UTILITY
EASEMENT

SITE LIGHT,
TYP., SEE
PHOTOMETRIC

SEE
LANDSCAPE
SHEETS

ASPHALT
PAVING

15' WIDE RAILROAD EASEMENT

BLACK VINYL COATED
CHAIN LINK FENCE
INTERNAL TO SITE

TRANSITION FROM CHAIN LINK
TO AMERISTAR ORNAMENTAL
FENCE AT 40'

SITE PLAN

SCALE: 1"=40'-0"

1

WHIRLPOOL
MAJESTIC COMMERCE CENTER
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

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SITE PLAN

DATE	REMARKS
8.10.07	FORMAL SITE PLAN SUBMITTAL
9.19.07	2ND SUBMITTAL
10.24.07	3RD SUBMITTAL
12.17.07	FINAL MYLARS
9.29.08	MYLAR UPDATE

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SHEET

PS-4

07/03/2019 MA: EXTEND AUTO PARKING LOT. SEE
NEW SHEETS 27-30

WHIRLPOOL DISTRIBUTION CENTER 2007-6048-00

T:\Jobs\06\Paradigm\xxx-xx-xxx - Whirlpool Aurora\Shell\Cad\DD\PLANNING\0005_PS4.dwg

MC 10/9/09 PS4

* MC 01-16-09 PS4

WHIRLPOOL SITE PLAN

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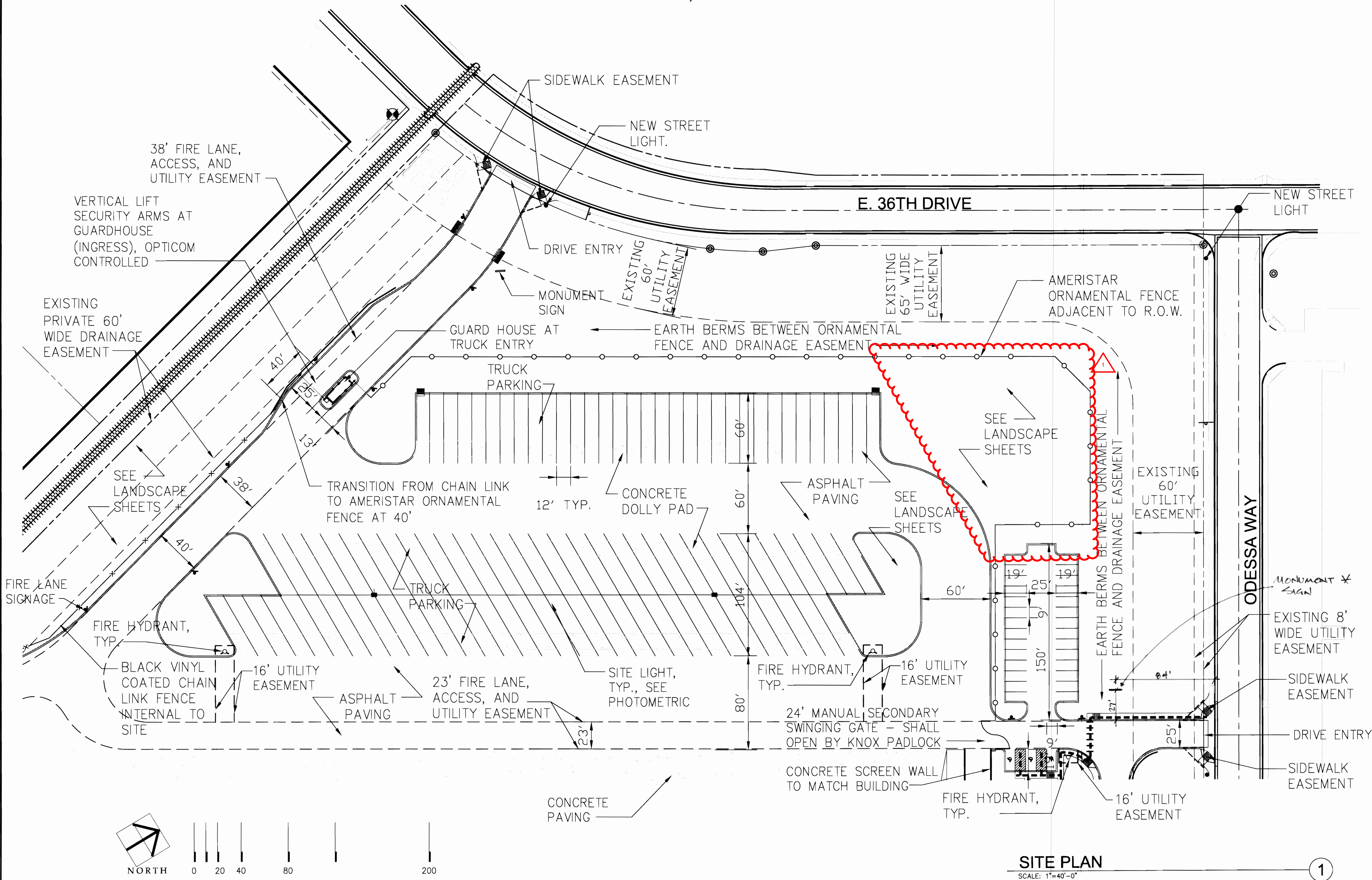
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**WHIRLPOOL
MAJESTIC COMMERCE CENTER**
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

SITE PLAN	
DATE	REMARKS
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12.17.07	FINAL MYLARS

PA / PM:	SAS
DRAWN BY:	JAK
JOB NO.:	CHI07-0007-00

SHEET
PS-5



SITE PLAN
SCALE: 1"=40'-0"

1

PARKING CALCULATIONS:

(CLASSIFICATION = WAREHOUSE/ OFFICE)
PARKING IS BEING PROVIDED AT 1.5 SPACES PER 1
EMPLOYEE – MAXIMUM EMPLOYEES PER SHIFT IS 55

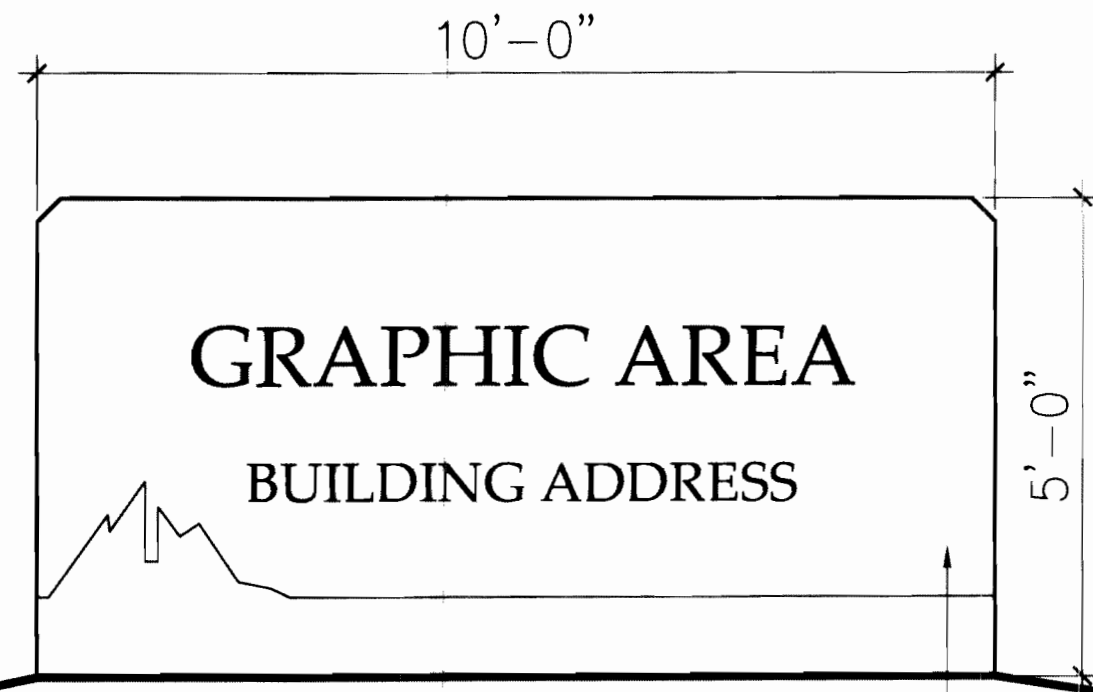
TOTAL PARKING REQUIRED=37 SPACES
TOTAL PARKING PROPOSED=76 SPACES 104 SPACES

BICYCLE PARKING REQUIRED=3% x 76 AUTO SP = 2
BICYCLE PARKING PROPOSED=2 SPACES

BUILDING GROUND MOUNTED SIGNAGE:

ALLOWED: FOUR (4) SIGNS MAX. AT
50 S.F. PER MONUMENT SIGN

PROPOSED: TWO (2) MONUMENT SIGNS



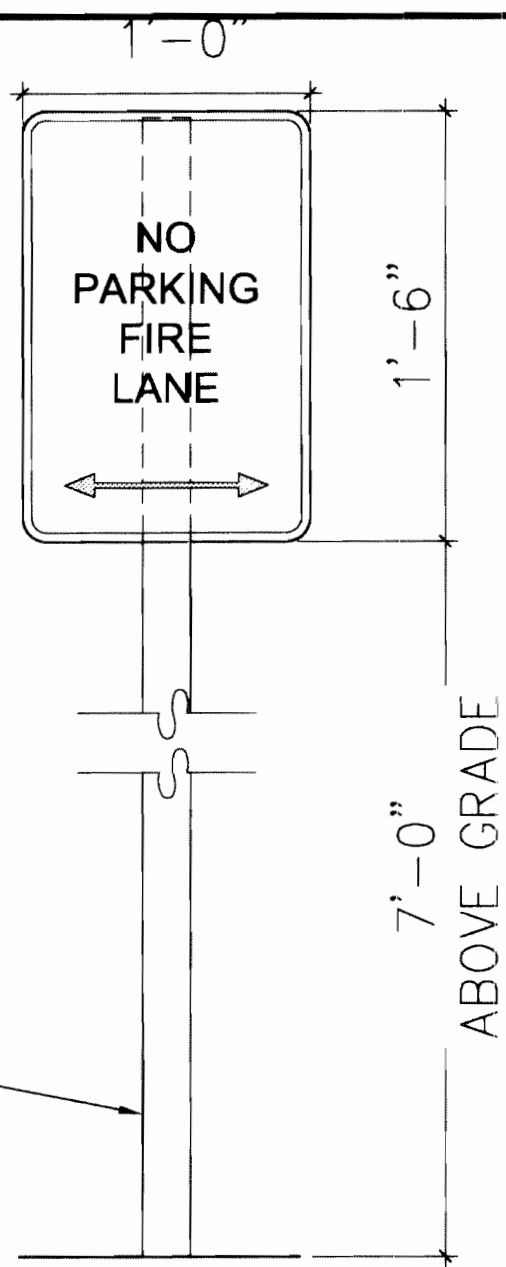
CONCRETE MONUMENT SIGN PER
MPIP/GDP STANDARDS – PAINTED TO
MATCH BUILDING – SW#6004 'MINK'

MONUMENT SIGN

SCALE: 1/2" = 1'-0"

6

NOTE:
PROVIDE 2" Ø
POLES @ ALL
INFORMATIONAL/
DIRECTIONAL
SIGNAGE ON SITE

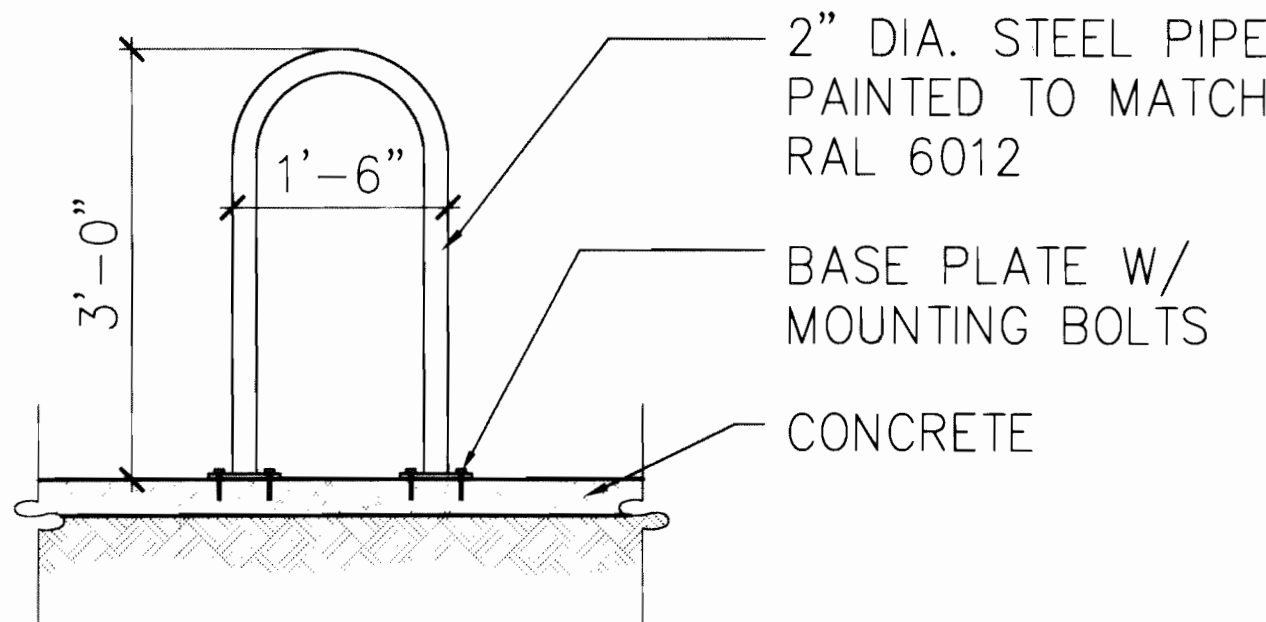


2" Ø SIGNAGE POLE
PAINTED TO MATCH
RAL 6012 "FEDERAL GREEN"

FIRE LANE SIGNAGE

SCALE: 1 1/2" = 1'-0"

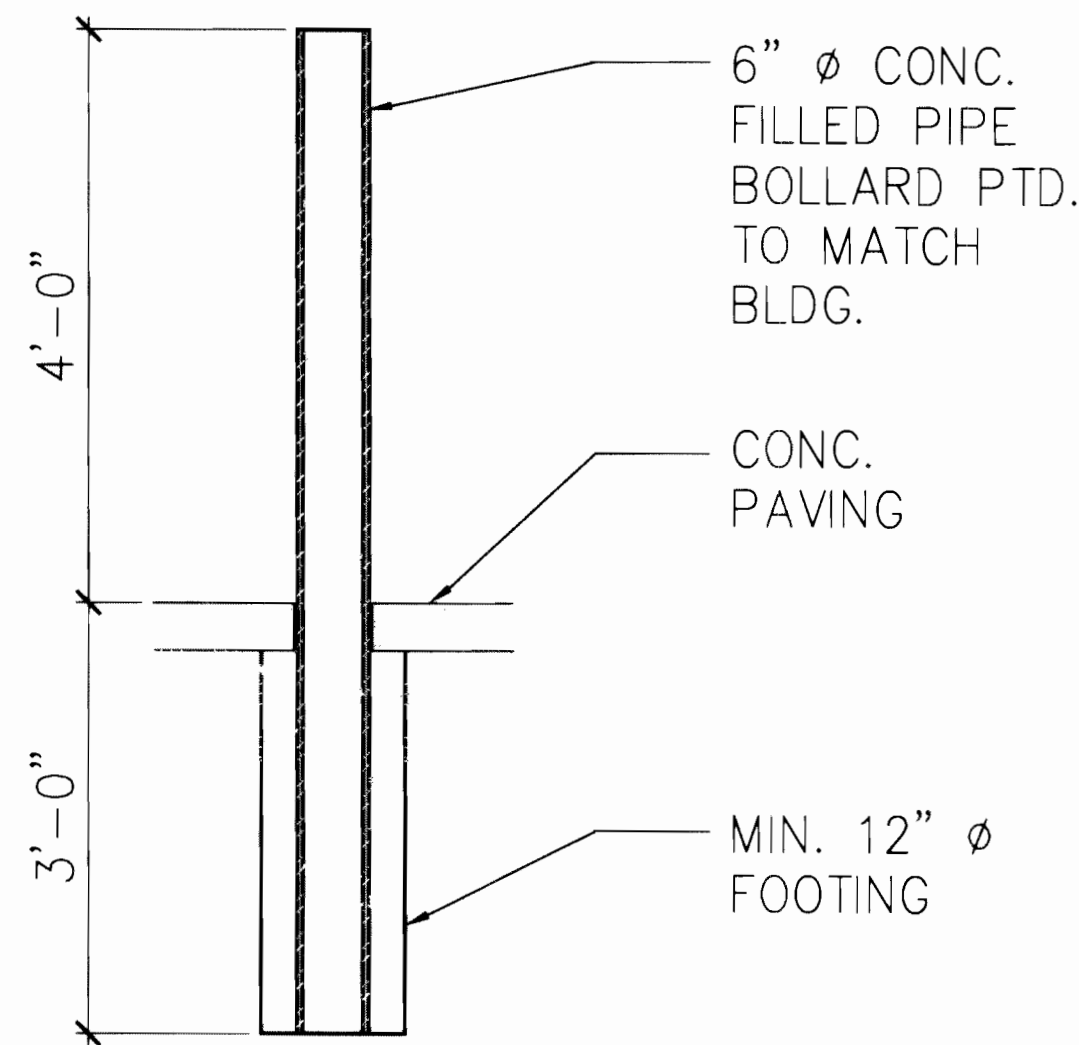
5



BIKE PARKING DETAIL

SCALE: 3/4" = 1'-0"

4



PIPE BOLLARD

SCALE: 3/4" = 1'-0"

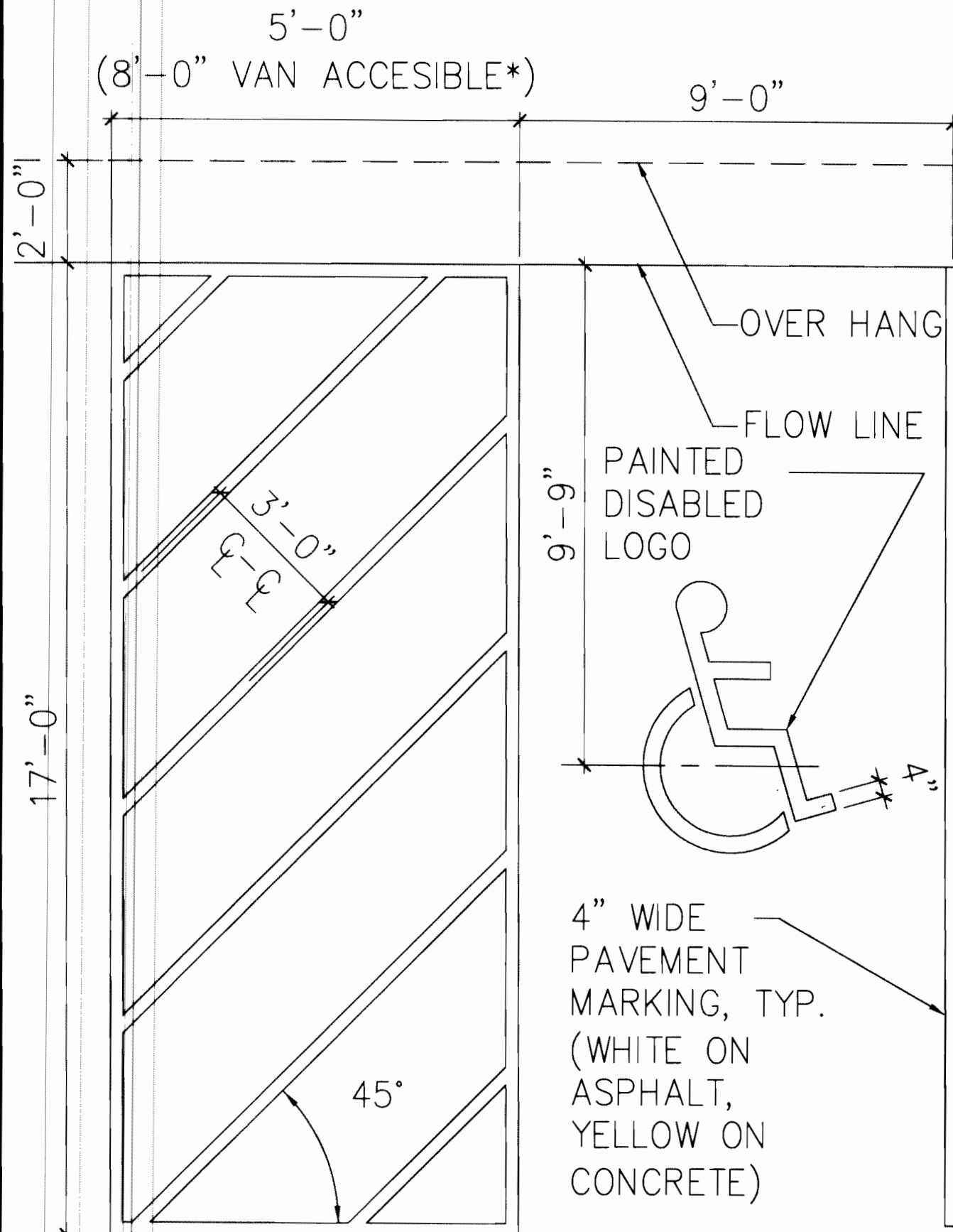
3

WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
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PROJECT DATA

Description	WHIRLPOOL
Land Area within property lines	1,392,676.38 S.F. 31.97 AC.
Gross floor area	410,000 SF
Rail Enclosure Expansion floor area	11,750 SF
Number of buildings	1
Total building coverage	30.28% – 421,750 SF
Hard surface area	35.10% – 488,824.04 SF
Landscaping area	34.62% – 482,102.34 SF
Zoning classification	MPIP
Proposed uses	Office/Warehouse (B/S1)
Building Construction Type	IIB – Fully Sprinklered UNLIMITED AREA
Number of stories	1
Max. height of building allowable/actual	55' / 41'-7"
Loading spaces required / provided	7 / 58
Parking spaces required / provided	37 / 76 104
Accesible spaces required / provided	5 / 5 3 / 3 (MIN. 1 VAN)
Bicycle spaces required/provided	2 / 2
Maximum allowable building signage	(200'x1)+(200'x0.5)=300 SF



* ALL ACCESSIBLE SPACES ON THIS SITE ARE VAN
ACCESSIBLE.
** PARKING OVERHANGS DO NOT ENCROACH ON
REQUIRED LANDSCAPE BUFFERS

PARKING STALL DETAILS

SCALE: 3/8" = 1'-0"

1

ALL SIGN BACKS
SHALL BE PAINTED
TO MATCH RAL 6012
"FEDERAL GREEN"

NOTE:
PROVIDE 2" Ø
POLES @ ALL
INFORMATIONAL/
DIRECTIONAL
SIGNAGE ON SITE

2" Ø SIGNAGE POLE,
PAINTED TO MATCH
RAL6012 "FEDERAL
GREEN"

ACCESSIBLE PARKING SIGNAGE

SCALE: 1 1/2" = 1'-0"

1

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WHIRLPOOL
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ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

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8.10.07	FORMAL SITE PLAN SUBMITTAL
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12.17.07	FINAL MYLARS
9.29.08	MYLAR UPDATE

PA / PM:	SAS
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SHEET
PS-6

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
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SHEET

PS-7

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**WHIRLPOOL
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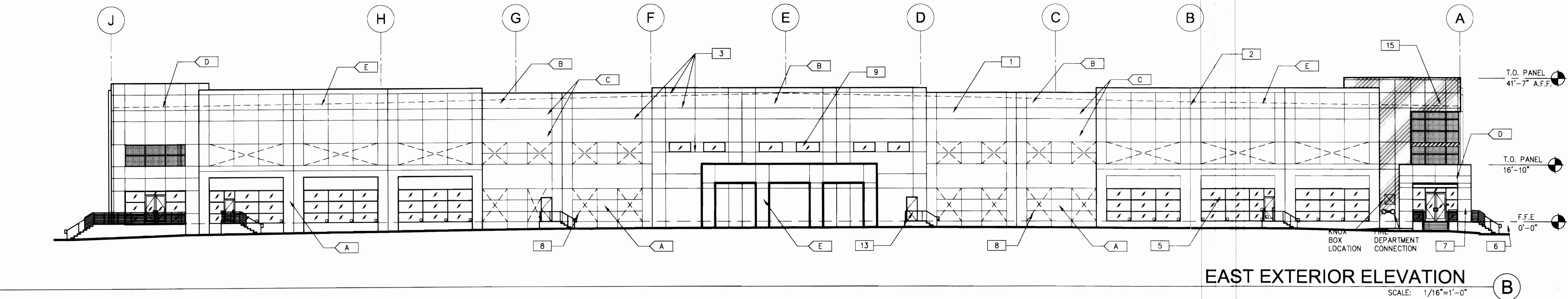
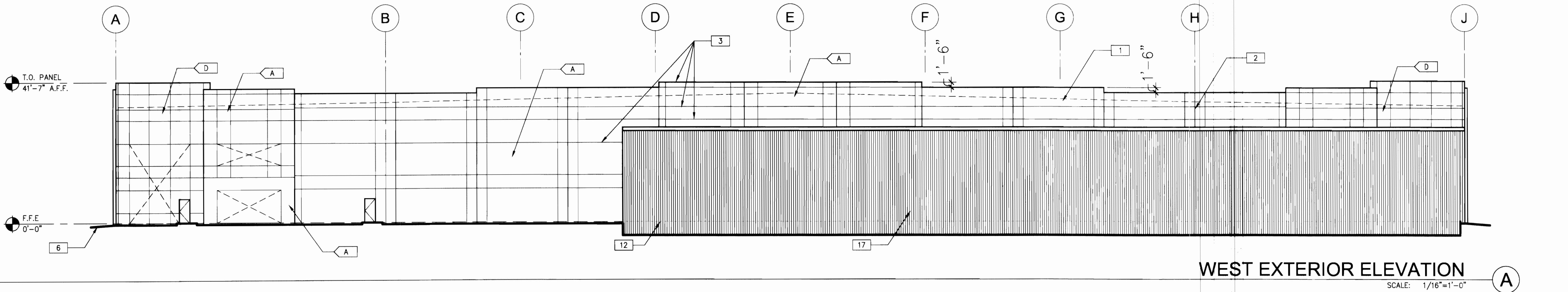
WHIRLPOOL
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BUILDING ELEVATIONS	
DATE	REMARKS
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12.17.07	FINAL MYLARS
9.29.08	MYLAR UPDATE

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SHEET
PS-8

WHIRLPOOL DISTRIBUTION CENTER 2007-6048-01

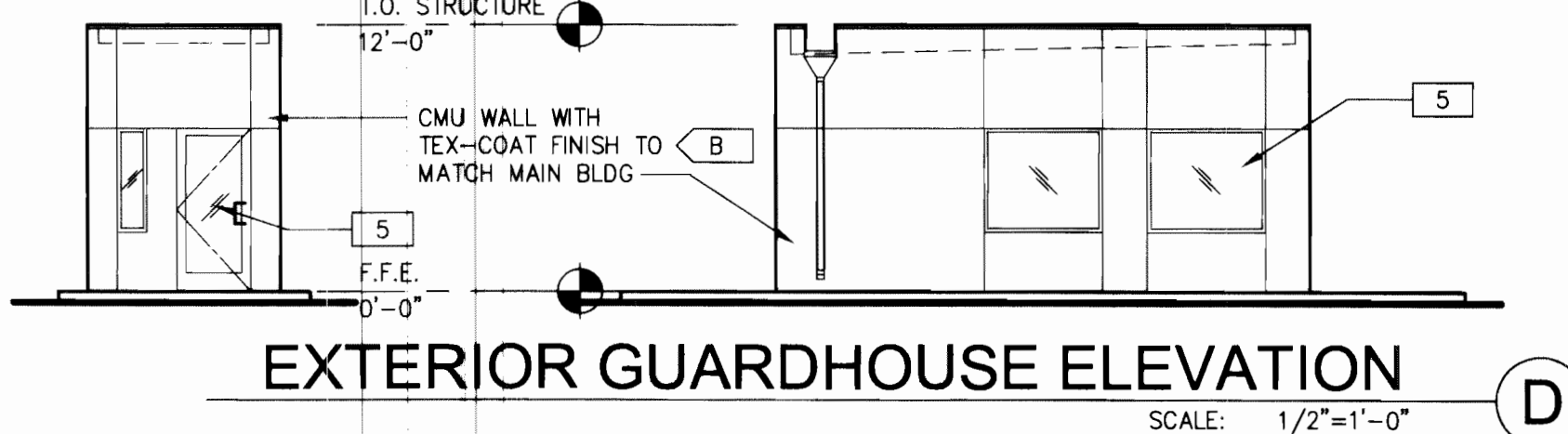
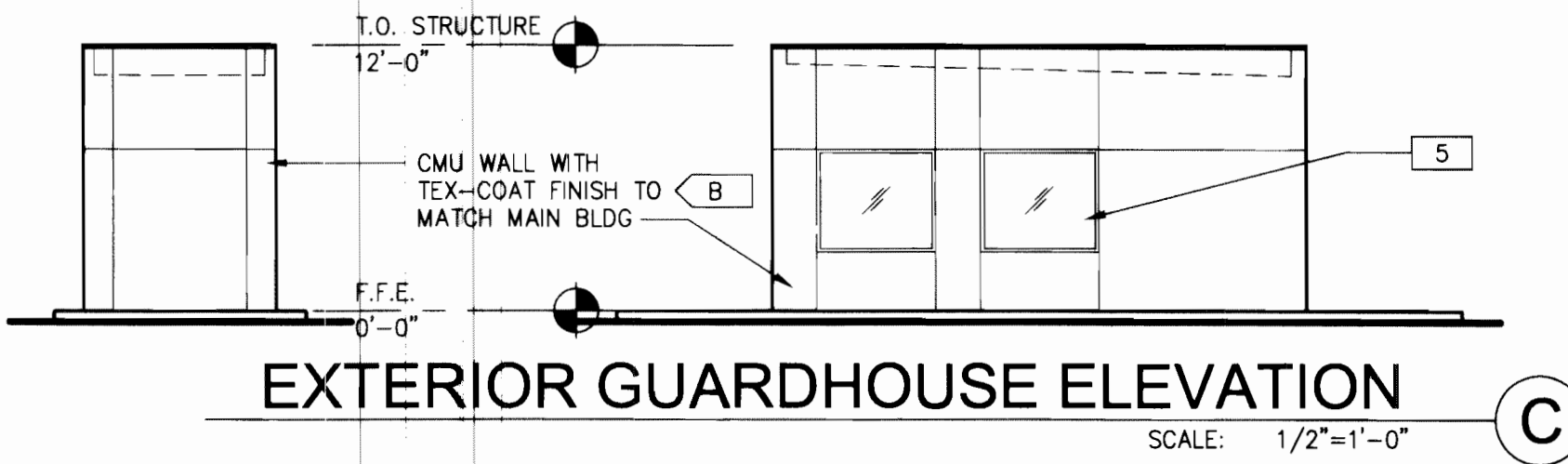
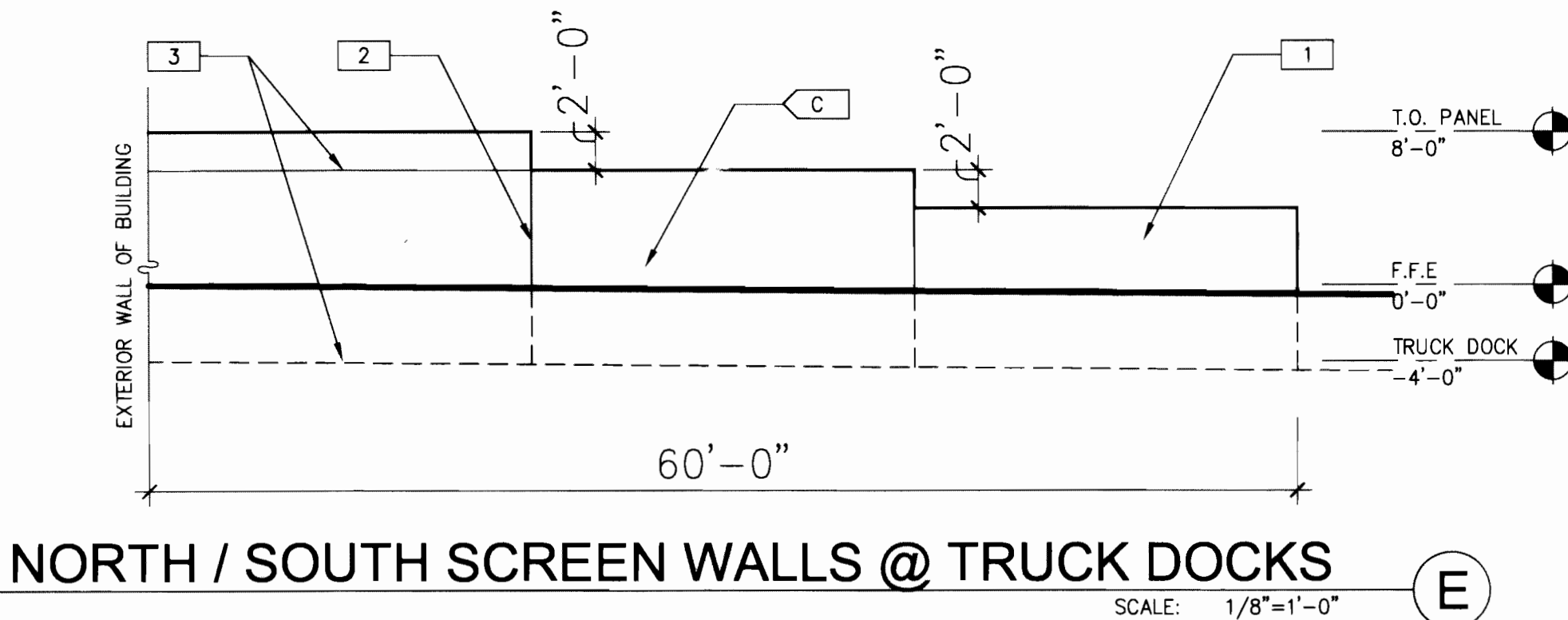


ELEVATION NOTES

- CONCRETE WALL, PAINTED
- CONCRETE WALL JOINT
- 3/4" V-REVEAL
- OPEN FACED DOWNSPOUT WITH COMBINATION OVERFLOW SCUPPER/CONDUCTOR HEAD
- ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING TINTED
- FINISH GRADE VARIES
- CONCRETE LAY-UP PANEL AT MAIN ENTRY
- KNOCK OUT PANEL FOR FUTURE WINDOWS OR DOORS
- CLERESTORY WINDOWS - 2'-8" x 6'-0" (16 SF)
- 10' x 10' MANUAL INSULATED DOCK DOOR WITH VISION PANEL
- 12' x 16' ELECTRICALLY OPERATED INSULATED DRIVE-IN DOOR WITH VISION PANEL
- LINE OF NEW RAIL PLATFORM BEYOND
- MAN-DOOR
- METAL LOUVER WITH BUG SCREEN - FINAL SIZE AND NUMBER TO BE DETERMINED
- COMPOSITE METAL FINISH OVER TILT WALL PANEL AT MAIN ENTRY
- CONCRETE SCREEN WALL - SEE SHEET PS-8
- NEW METAL RAIL ENCLOSURE - COLOR TO BE 'POLAR WHITE' SIGNATURE 200 BY METALLIC BUILDING COMPANY. PANEL STYLE TO BE PBR.

COLOR LEGEND

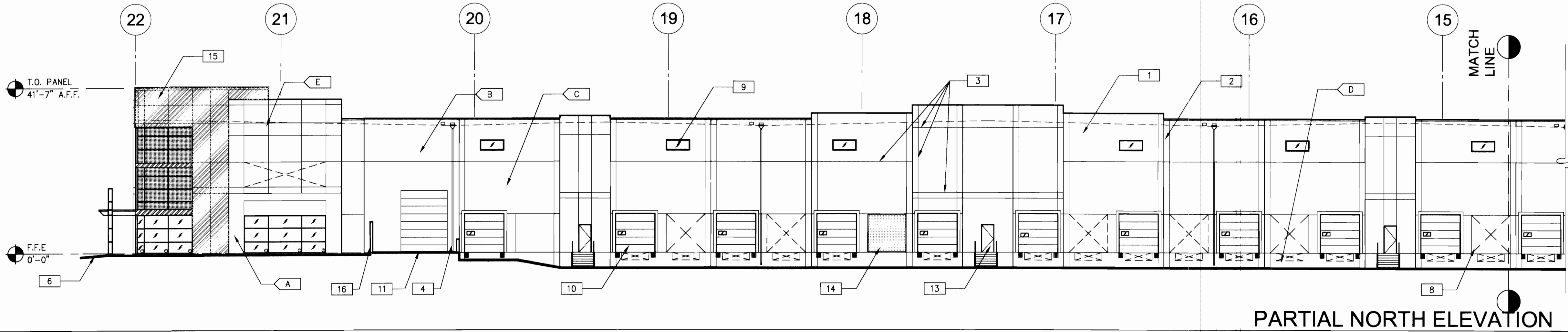
- A SW#6000 "SNOWFALL"
B SW#6002 "ESSENTIAL GRAY"
C SW#6004 "MINK"
D SW#6005 "FOLKSTONE"
E SW#6509 "GEORGIAN BAY"
- DOCKS AND MAN DOORS PAINTED TO MATCH ADJACENT PAINT COLOR



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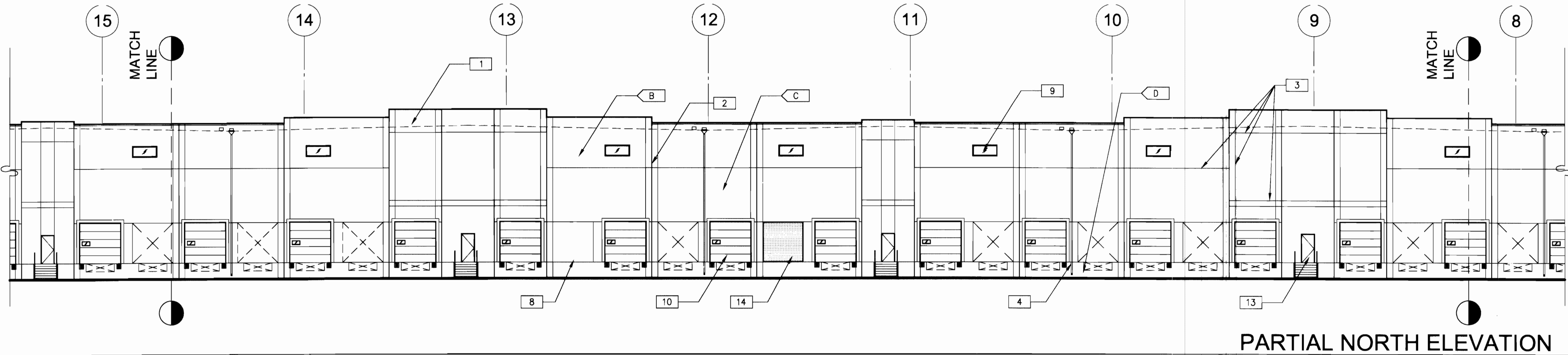
WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO



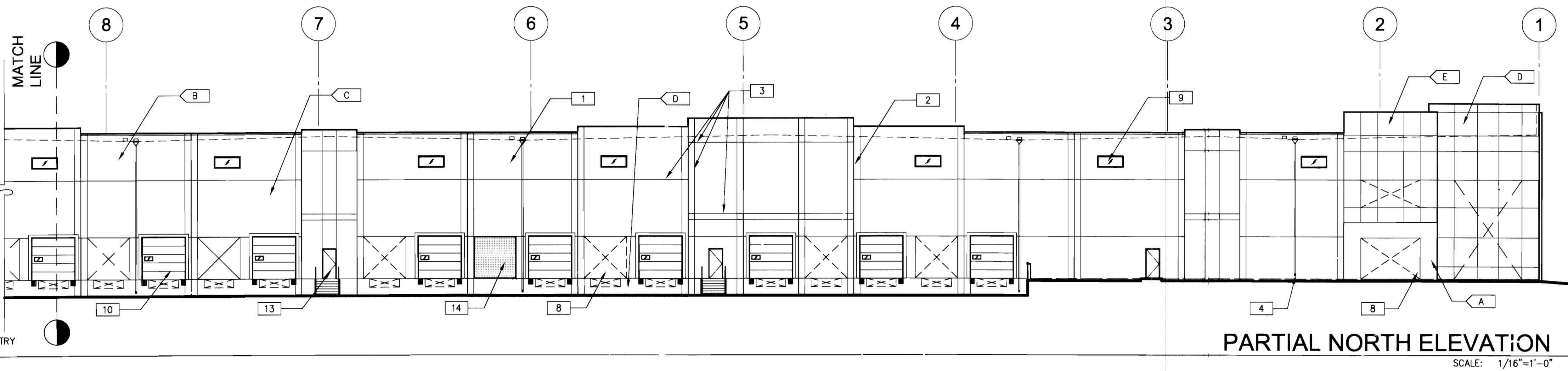
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- COMPOSITE METAL FINISH OVER TILT WALL PANEL AT MAIN ENTRY
- CONCRETE SCREEN WALL - SEE SHEET PS-8



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WHIRLPOOL
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ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

BUILDING ELEVATIONS

DATE	REMARKS
8.10.07	FORMAL SITE PLAN SUBMITTAL
9.19.07	2ND SUBMITTAL
10.24.07	3RD SUBMITTAL
12.17.07	FINAL MYLARS

PA / PM:	SAS
DRAWN BY:	SAS
JOB NO.:	CHI07-0007-00

SHEET
PS-9

WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
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FAX 303.431.4028

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greenwood village, colorado 80111
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**WHIRLPOOL
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ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

GRADING PLAN	
DATE	REMARKS
08.10.07	FORMAL SITE PLAN ISSUE
09.19.07	2ND SUBMITTAL
10.24.07	3RD SUBMITTAL
12.17.07	FINAL MYLARS

PA / PM:	SAS
DRAWN BY:	DAL
JOB NO.:	CH107-0007-00

SHEET
GR-1

EXISTING

PROPOSED

PROPERTY LINE

RIGHT-OF-WAY LINE

SECTION LINE

EASEMENT

RETAINING WALL

CURB & GUTTER

CONTOURS

STORM SEWER

STORM MANHOLE

ROOF DRAIN

INLET

FLARED END SECTION

SIGN

DIRECTION OF FLOW

DECIDUOUS TREE

EVERGREEN TREE

BUSH/SHRUB

DRIVE

ELEV.

PROPERTY LINE

RIGHT-OF-WAY LINE

SECTION LINE

EASEMENT

RETAINING WALL

CURB & GUTTER

CONTOURS

STORM SEWER

STORM MANHOLE

ROOF DRAIN

INLET

FLARED END SECTION

SIGN

DIRECTION OF FLOW

DECIDUOUS TREE

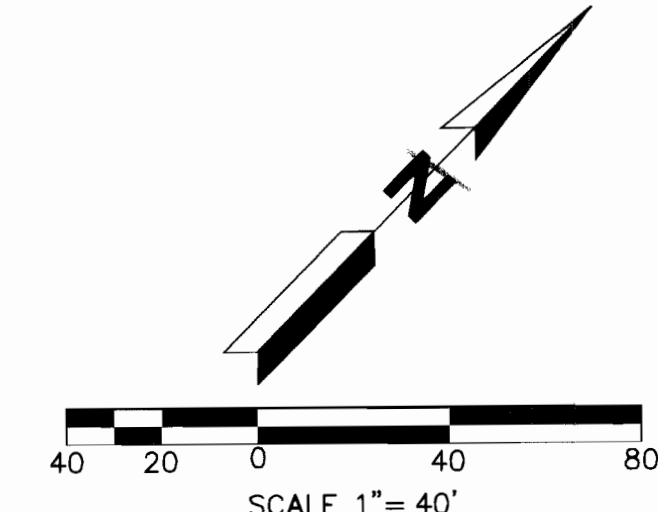
EVERGREEN TREE

BUSH/SHRUB

DRIVE

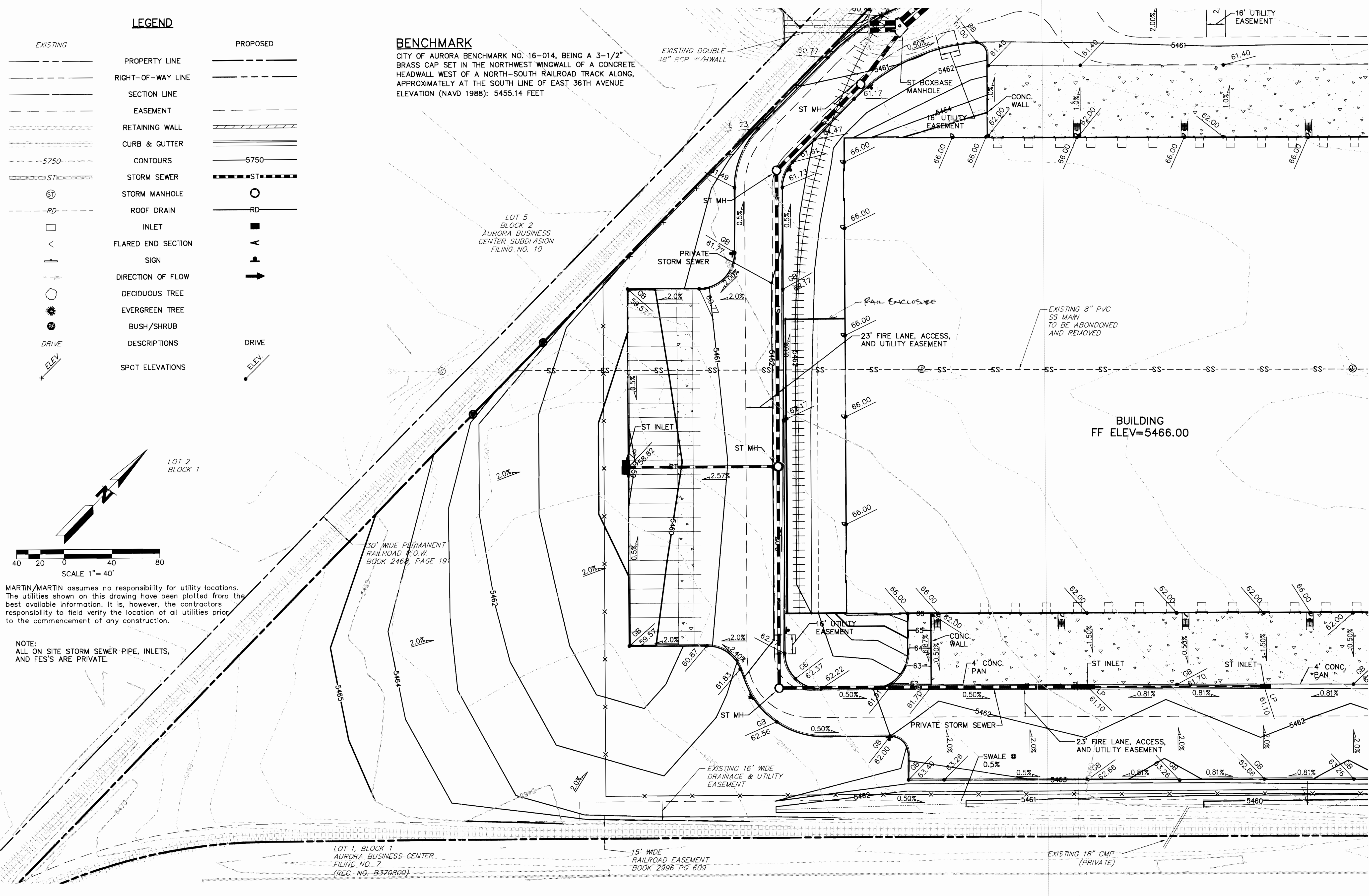
ELEV.

BENCHMARK
CITY OF AURORA BENCHMARK NO. 16-014, BEING A 3-1/2" BRASS CAP SET IN THE NORTHWEST WINGWALL OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG, APPROXIMATELY AT THE SOUTH LINE OF EAST 36TH AVENUE ELEVATION (NAVD 1988): 5455.14 FEET



MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.


NOTE:
ALL ON SITE STORM SEWER PIPE, INLETS, AND FES'S ARE PRIVATE.



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WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
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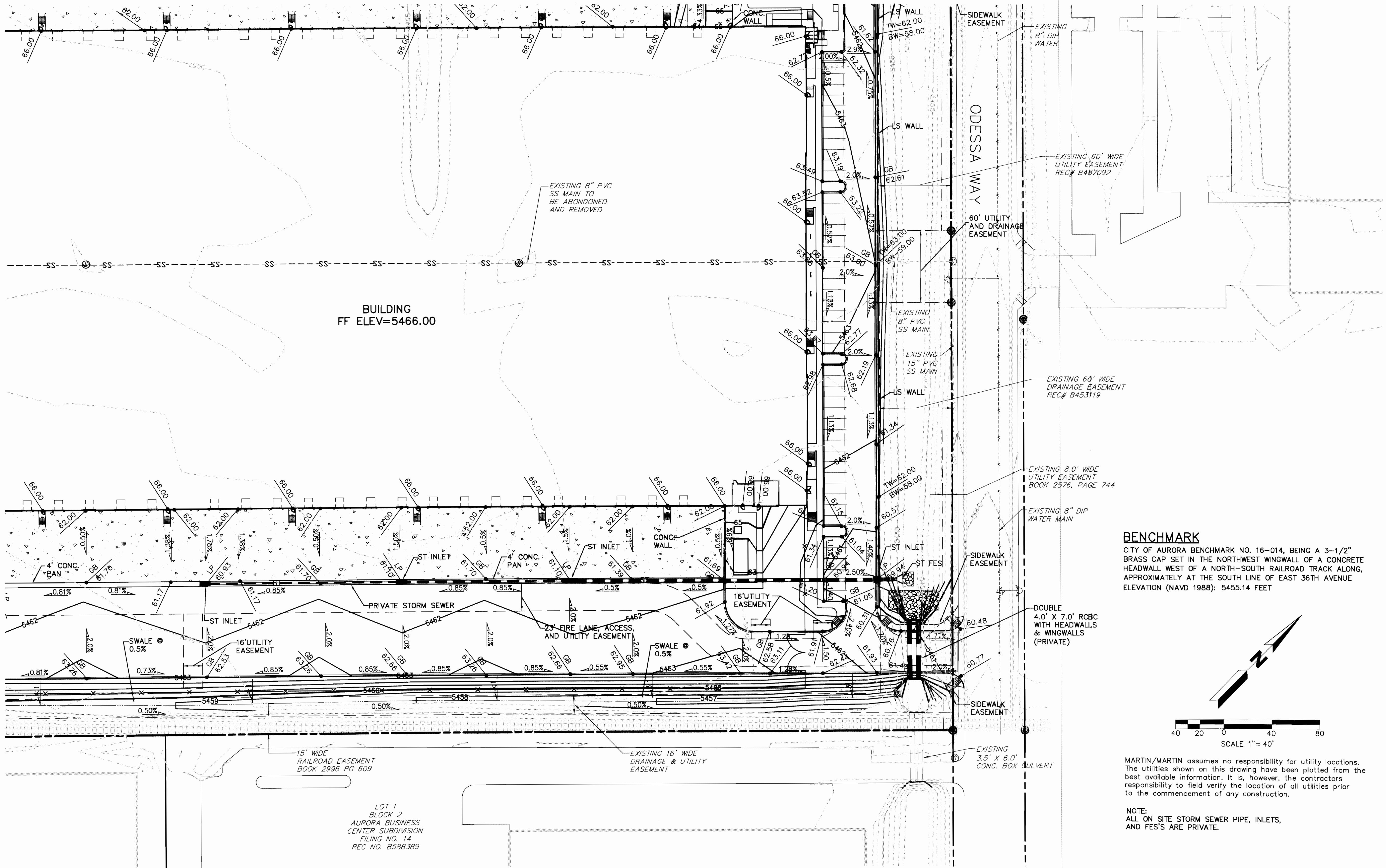
**WHIRLPOOL
MAJESTIC COMMERCENTER**
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

GRADING PLAN	
DATE	REMARKS
08.10.07	FORMAL SITE PLAN ISSUE
09.19.07	2ND SUBMITTAL
10.24.07	3RD SUBMITTAL
12.17.07	FINAL MYARS

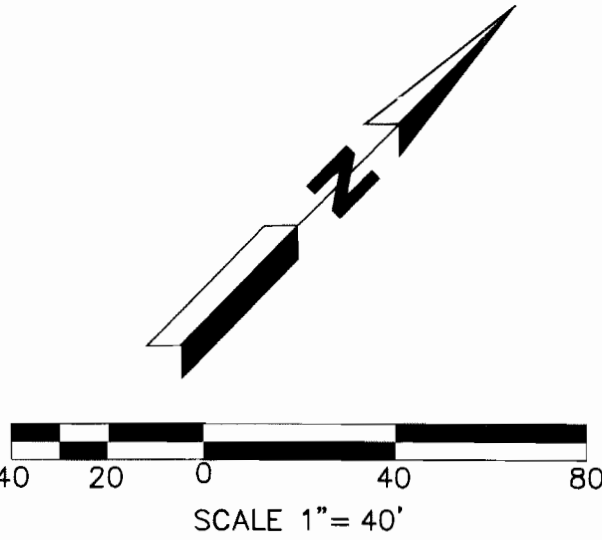
PA / PM:	SAS
DRAWN BY:	DAL
JOB NO.:	CH07-0007-00

SHEET

GR-2



BENCHMARK
CITY OF AURORA BENCHMARK NO. 16-014, BEING A 3-1/2" BRASS CAP SET IN THE NORTHWEST WINGWALL OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG, APPROXIMATELY AT THE SOUTH LINE OF EAST 36TH AVENUE ELEVATION (NAVD 1988): 5455.14 FEET




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WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
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WHIRLPOOL
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AURORA, COLORADO

GRADING PLAN	
DATE	REMARKS
08/10/07	FORMAL SITE PLAN ISSUE
09/19/07	2ND SUBMITTAL
10/24/07	3RD SUBMITTAL
12/17/07	FINAL ATLAS

PA / PM:	SAS
DRAWN BY:	DAL
JOB NO.:	CH07-0007-00

SHEET
GR-3

BENCHMARK
CITY OF AURORA BENCHMARK NO. 16-014, BEING A 3-1/2" BRASS CAP SET IN THE NORTHWEST CORNER OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG, APPROXIMATELY AT THE SOUTH LINE OF EAST 36TH AVENUE
ELEVATION (NAVD 1988): 5455.14 FEET

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30' WIDE PERMANENT RAILROAD R.O.W. BOOK 246B, PAGE 191

EXISTING 60' WIDE DRAINAGE EASEMENT REC# 20070000029385

LOT 5
BLOCK 2
AURORA BUSINESS CENTER SUBDIVISION
FILING NO. 10

LOT 4
BLOCK 1
AURORA BUSINESS CENTER SUBDIVISION
FILING NO. 2

E. 36th DRIVE

ODESSA WAY

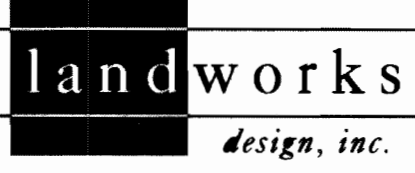
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1 07/03/2019 MA: EXTEND AUTO PARKING LOT. SEE NEW SHEETS 27-30

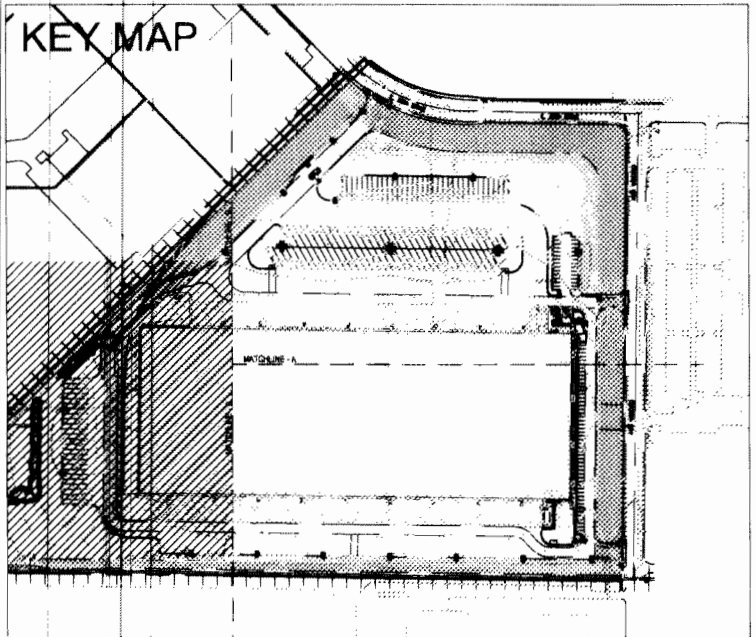
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WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
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tstone@landworksdg.com

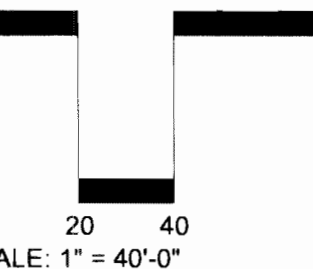


PLANT SCHEDULE

TREES	ABRV.	QTY	BOTANICAL	COMMON	CONT.
AG	17		Acer grandidentatum 'Rocky Mtn. Glow'	Bugtooth Maple	2.5'
CO	7		Celtis occidentalis	Western Hackberry	2.5"
GT	9		Gleditsia thacanthos var. 'Imperial'	Imperial Honey Locust	2.5'
FP	24		Fraxinus pennsylvanica	Green Ash	2.5'
FN	5		Fraxinus nigra 'Fall Gold Ash'	Fall Gold Ash	2.5'
PFV	9		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Lumber Pine	6'
PN	36		Pinus nigra	Austrian Pine	6'
PP	37		Pinus ponderosa	Ponderosa Pine	6'
QR	30		Quercus robur	English Oak	2.5'
PNP	3		Pinus nigra 'Princess Kay'	Princess Kay Pum	2'
SHRUBS	ABRV.	QTY	BOTANICAL	COMMON	CONT.
BD	15		Buddleia davidii 'Petite Indigo'	Compact Lavender Butterfly Bush	5 gal
CK	72		Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal
CC	17		Caryopteris x clandestina	Bluestem Spiraea	5 gal
CA	14		Cotoneaster apiculatus	Cranberry Cotoneaster	5 gal
JC	36		Juniperus chinensis 'Armstrongii'	Armstrong Juniper	5 gal
JS	82		Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal
PA	26		Pieris japonica	Russian Sage	5 gal
PF	40		Potentilla fruticosa 'Katherine Dykes'	Katherine Dykes Potentilla	5 gal
249,572 s.f.			'Sandy Soil Prairie' Grass Mix, Irrigated	Grass	% by Weight
Drill Seed:			20 pounds pure live seed per acre	Sand bluestem 'Eldo'	15
Hydroseed or broadcast seed:			40 pounds pure live seed per acre	Thickspike wheatgrass 'Cortana'	14
				Western Wheatgrass 'Amber' or native	14
				Streambank wheatgrass 'Sodax'	13
				Slender wheatgrass 'Pinnal' or San Luis	12
				Prairie sandreed 'Goshen'	10
				Little bluestem 'Pastura'	7
				Switchgrass 'Grenville'	6
				Blue grama 'Livingston'	5
				Sheep fescue 'Covar'	4
				Sand lovegrass	1
60,459 s.f.			'Cool Season Dryland Seed Mix, Irrigated	Grass	% by Weight
Drill Seed:			70 pounds pure live seed per acre	Tubescens wheatgrass 'Luna'	30
Hydroseed or broadcast seed:			100 pounds pure live seed per acre	Western Wheatgrass 'Amber' or native	19
				Streambank wheatgrass 'Sodax'	16
				Slender wheatgrass	16
				Thickspike wheatgrass 'Cortana'	15
				Sheep fescue 'Covar'	4
1,562 s.f.			Bluegrass Sod		
20,935 s.f.			Rock Mulch at Plant beds and Railroad Tracks		

LANDSCAPE NOTES

- Sod areas to be prepared by scarifying to a depth of 4". Apply 4 CY of organic compost per 1,000 sq. ft. and till into cultivated soil.
- Refer to Photometric Plan for site lighting descriptions and distribution.
- Vehicle drives and parking lots will consist of asphalt paving. Walks will typically consist of standard gray concrete with medium broom finish.
- All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment entry.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan or landscape plan on file in the planning department. All landscaping will be installed as delineated on the plan, prior to issuance of certificate of occupancy.
- All landscaped areas and plant material, except for non-irrigated native, restorative, and dryland grass areas that comply with requirements found in Sec. 14B-1429 and/or Sec. 14B-1435, must be watered by an automatic underground irrigation system. Irrigation system design, installation, operation, and maintenance shall conform to requirements found in the City of Aurora Irrigation Ordinance.
- Landscape material placement shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection control valves in a manner that would prevent such equipment or fire hydrants from being immediately accessible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or hydrants.
- A 3-foot clear space shall be maintained around the circumference of fire hydrants.



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**WHIRLPOOL
MAJESTIC COMMERCE CENTER**
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

DATE	REMARKS	PA / PM
08/10/07	FORMAL SITE PLAN ISSUE	SAS
09/19/07	2nd Submittal	
09/25/07	Final Coordination	
10/24/07	3rd Submittal	
11/30/07	Technical Corrections	
12/17/07	Final Meters	

JOB NO.:	CHI07-0007-00
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SHEET
L1.1

WHIRLPOOL SITE PLAN

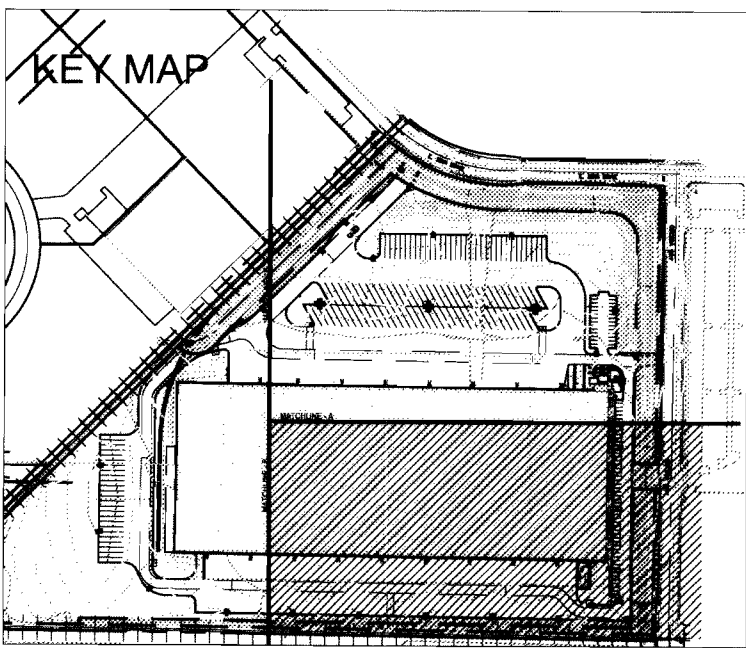
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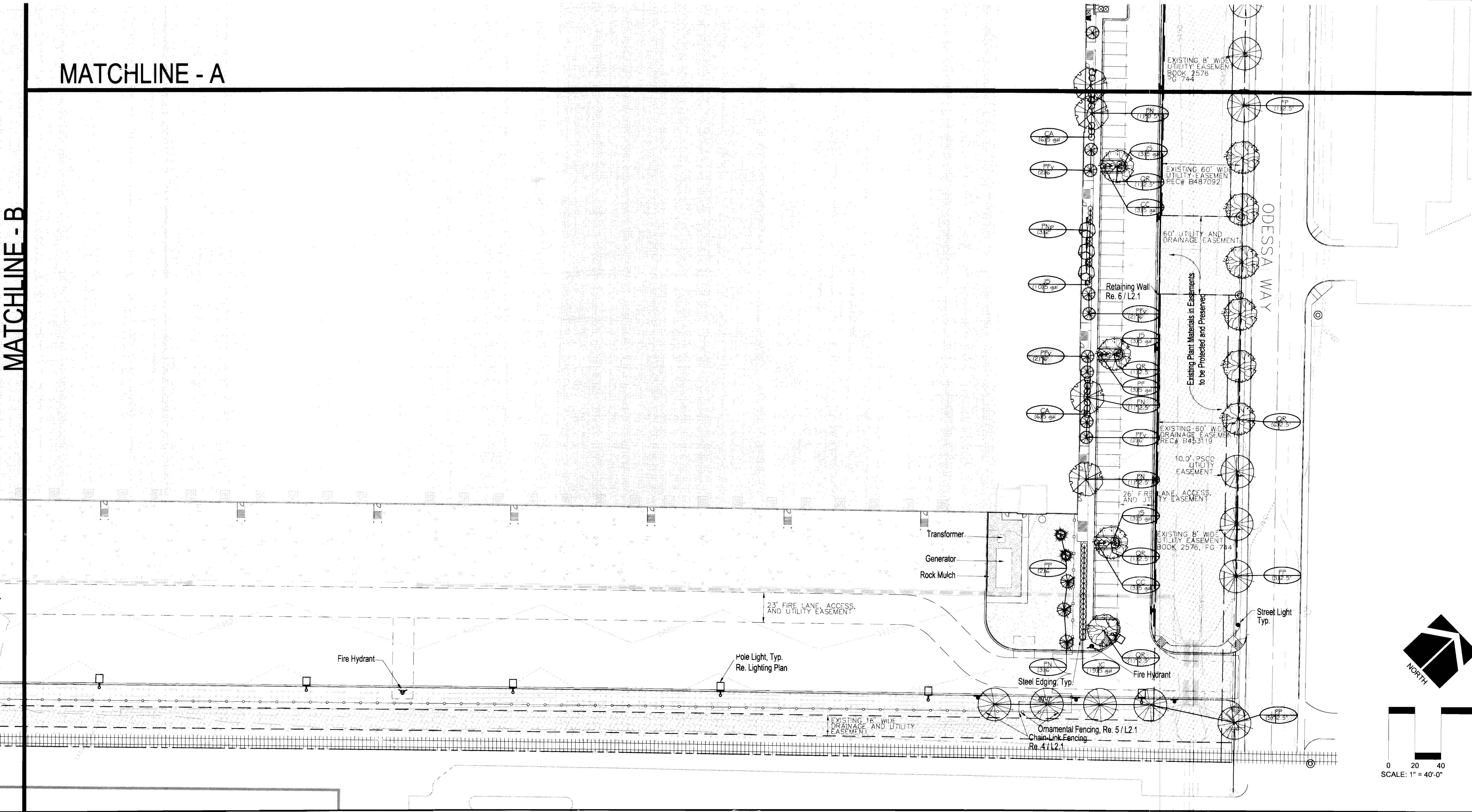
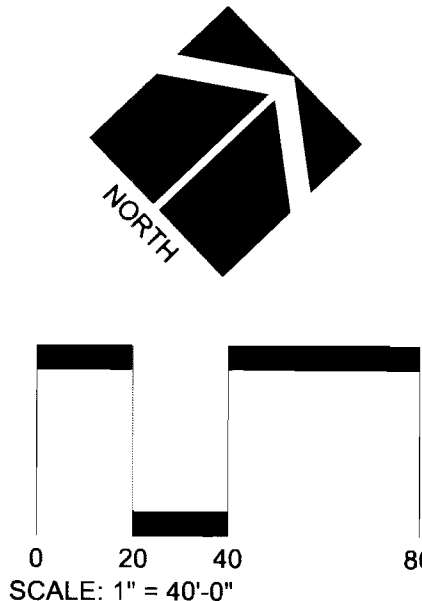
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AURORA, COLORADO

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09.25.07	Final Coordination
10.24.07	3rd Submittal
11.30.07	Technical Corrections
12.17.07	Final Myors

PA / PM:	SAS
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JOB NO.:	CH07-0007-00

SHEET
L1.2



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11.30.07	Technical Corrections
12.17.07	Final 4 Years

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DRAWN BY:	BB
JOB NO.:	CHI07-0007-00

SHEET

L1.3

MATCHLINE-B

MATCHLINE - A

1 07/03/2019 MA: EXTEND AUTO PARKING LOT. SEE
NEW SHEETS 27-30

WHIRLPOOL DISTRIBUTION CENTER 2007-6048-00

WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
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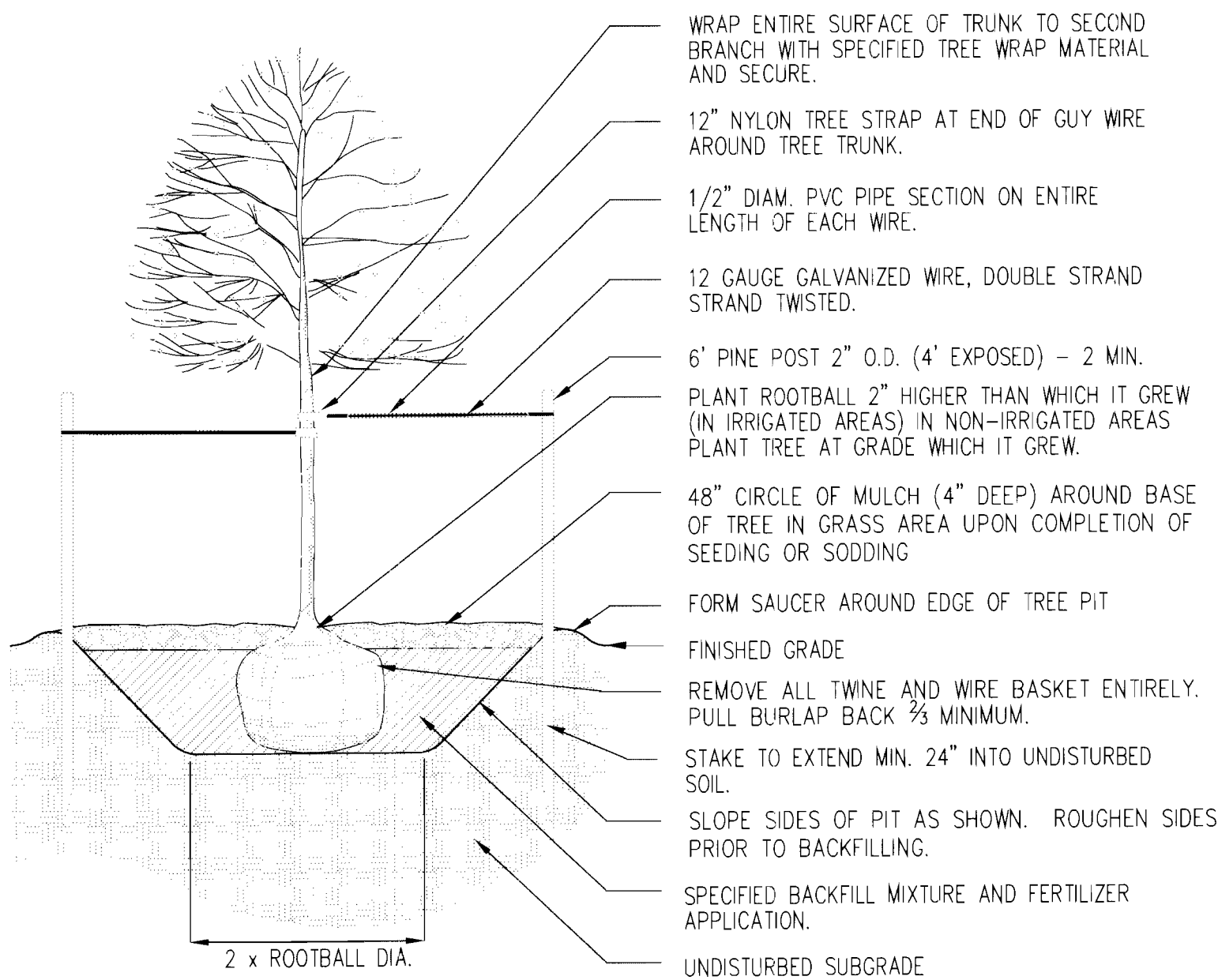
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tstone@landworkdesign.com

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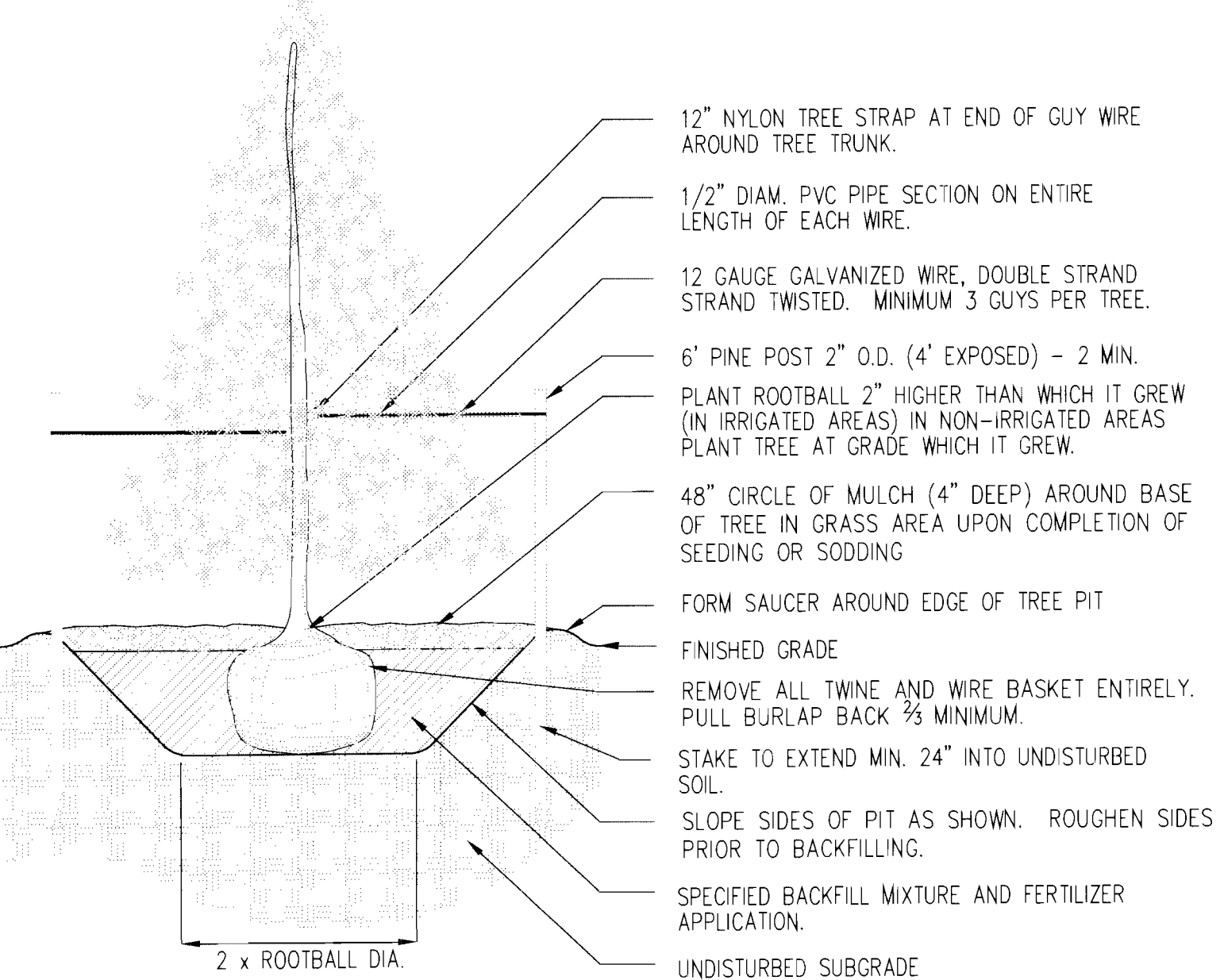
- NOTES:
- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE WIRE OR CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS
 - DO NOT CUT SINGLE LEADER. PRUNE DAMAGED OR DEAD WOOD AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.



1 DECIDUOUS TREE PLANTING

SCALE: 1/2" = 1'-0"

- NOTES:
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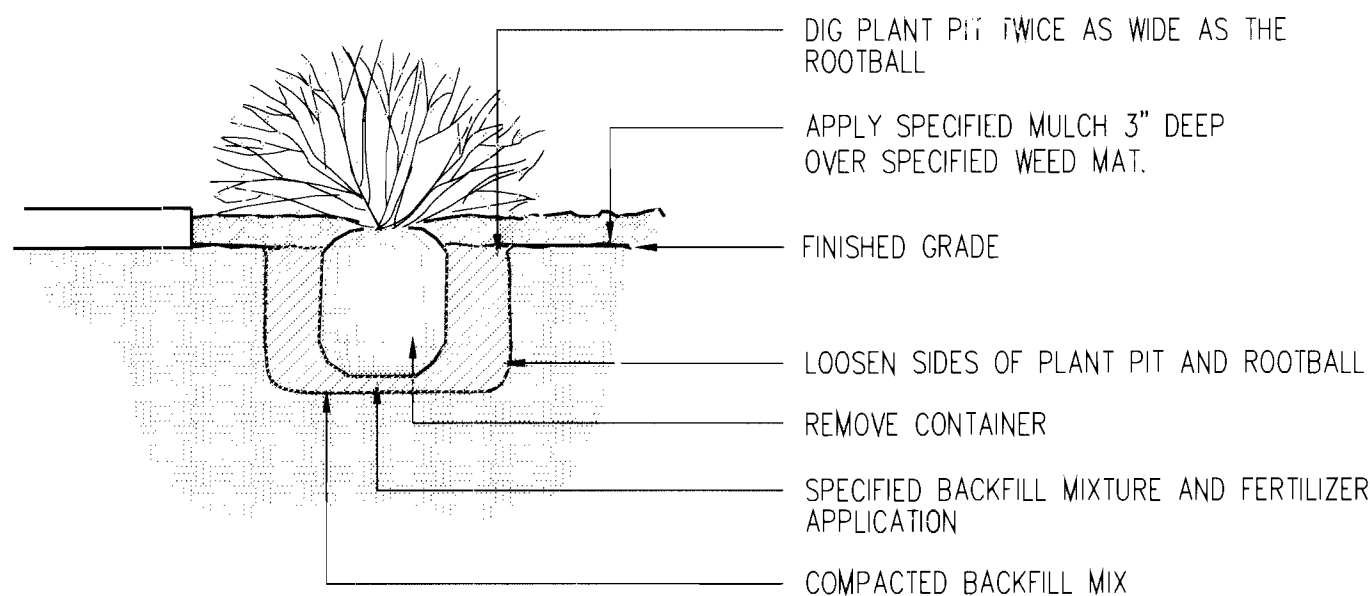
3 EVERGREEN TREE PLANTING

SCALE: 1/2" = 1'-0"

NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION:

Elevation (direction facing)	Elevation Length	Tree Equivalent required (1 tree equivalent per 40 LF)	Trees Provided	Shrubs Provided (10 shrubs per tree equivalent) / Total TE provided
Northeast	400'	10	14	24 / 14

- NOTES:
- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 - HOLD GRADE 1" BELOW EDGE OF WALK OR CURB
 - ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE.
 - PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.



2 SHRUB PLANTING

SCALE: 1/2" = 1'-0"

BUFFER LANDSCAPE REQUIREMENTS

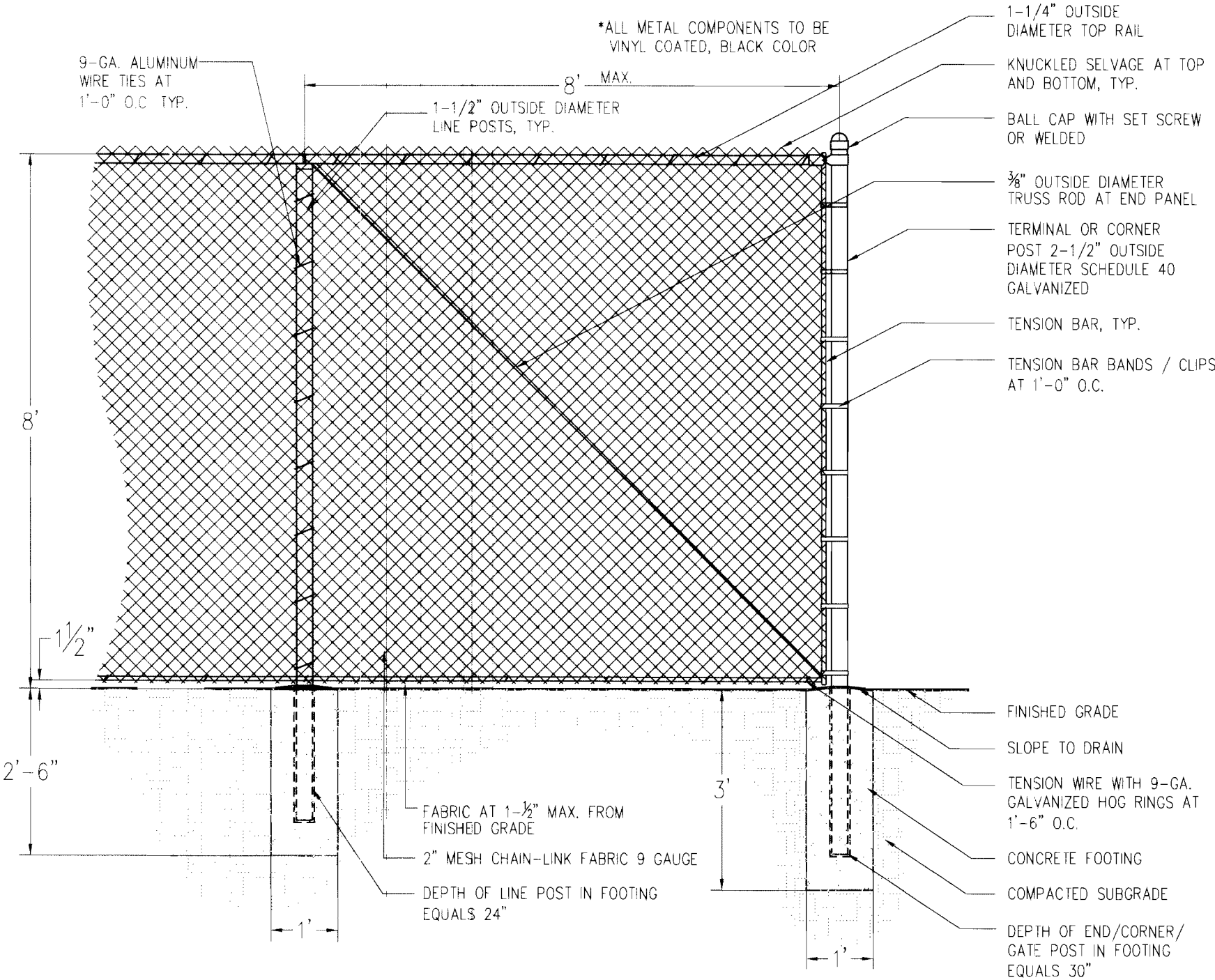
Buffer Description/Length / Adj. Land Use	Standard Buffer Width / Buffer Width Provided	Buffer Reduction Features	# Trees Required	# Shrubs Required	# Trees Provided	# Shrubs Provided
E. 36th Dr. Frontage (Tree Lawn) 464 LF	8' Tree Lawn	N/A	13	N/A	13	N/A
E. 36th Dr. Perimeter Buffer 578 LF	8' Std. / 100'	Xeriscape	15	150	25	54
Odessa Way Frontage (Tree Lawn) 764 LF	8' Tree Lawn	N/A	20	N/A	21	N/A
Odessa Way Perimeter Buffer 910 LF	8' Std. / 100'	Xeriscape	23	230	43*	31
TOTALS			71	380	102	85

*Note : 18 trees provided within designated buffer area. Remaining 25 trees or shrub equivalents have been placed elsewhere on site due to site constraints, please reference waiver application on cover sheet for justification.

Shaded tree labels with asterisk (*) beside quantity designate trees applied towards the Odessa Street perimeter buffer requirement per City of Aurora requirements.

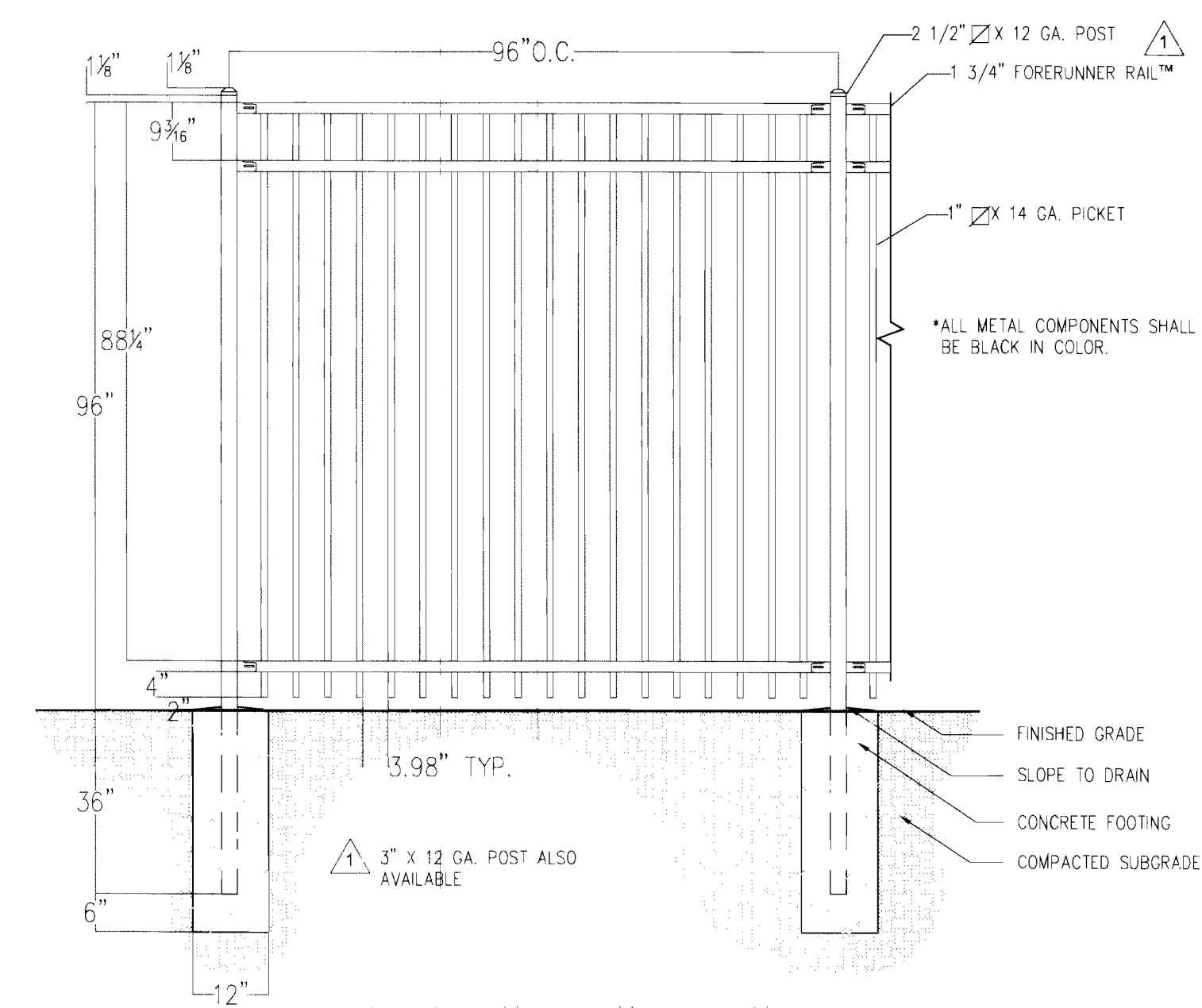
SITE DATA TABLE

Site Data	Area in SF	%
Total Site Area (31.97 ac.)	1,392,600 SF	100%
Building Coverage	410,000 SF	29%
Hard Surface Area	442,226 SF	32%
Drainage Easement	189,401 SF	14%
Landscape Area	350,973 SF	25%
Max. % of cool season grasses allowed	626,670 SF	45%
% of cool season grasses provided	1,765 SF	0.1%



4 8' VINYL COATED CHAIN LINK FENCE

SCALE: 1/2" = 1'-0"



ORN. FENCE: MFG. - AMERISTAR; MODEL - 2CX20468
AEGIS II CLASSIC-2 RAIL 8' FENCE, COLOR BLACK.
CONTACT: MATT OSLUND (REGION 1, COLORADO REP.) AT AMERISTAR FENCING
1-800-321-8724

5 8' ORNAMENTAL FENCE

SCALE: 1/2" = 1'-0"

WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

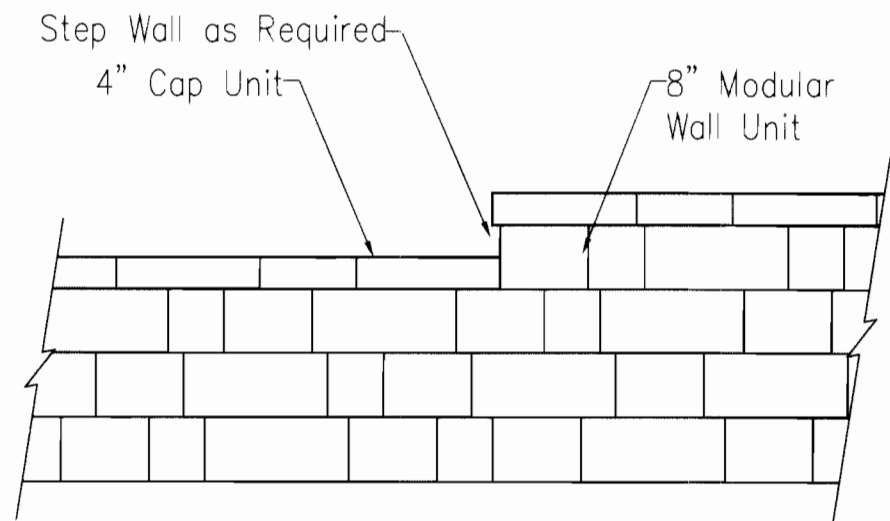


3437 Kingsley Court
Unit 110
Denver, CO 80216
Tel: 303.433.4257
Fax: 303.433.4399
landscape architecture
land planning
urban design
Contact: Terry Stone, ASLA
tstone@landworkdesign.com

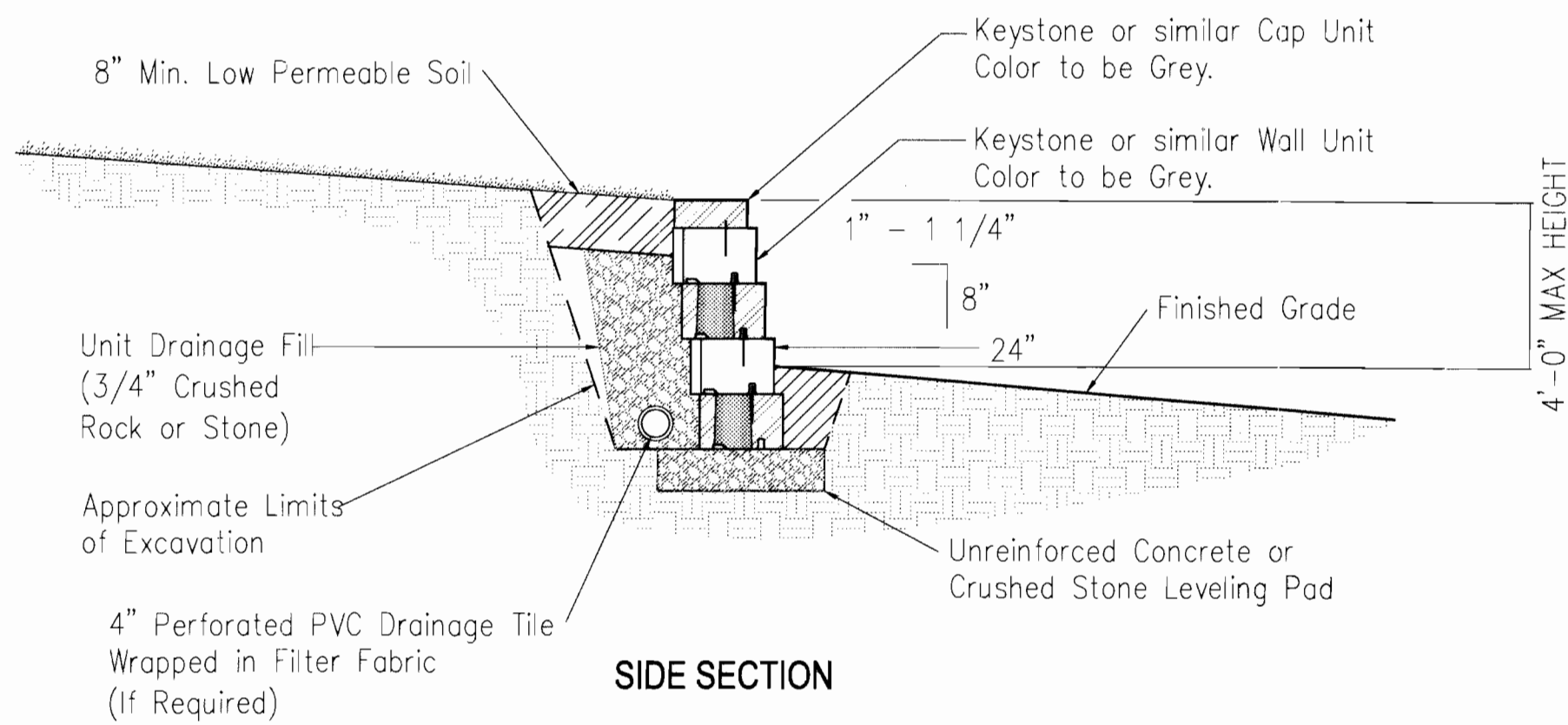
architecture
planning
interiors
graphics
WARE MALCOMB
6120 Greenwood Plaza Boulevard, Suite 120
Greenwood Village, Colorado 80111
P: 720.488.2626 F: 720.488.2625

irvine
los angeles
northern california
sacramento
san diego
denver
chicago
new jersey

**WHIRLPOOL
MAJESTIC COMMERCENTER**
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO



Note: Secure all cap units with construction adhesive.
FRONT SECTION



SIDE SECTION

1 MODULAR RETAINING WALL - TYPICAL
SCALE: 1/2" = 1'-0"

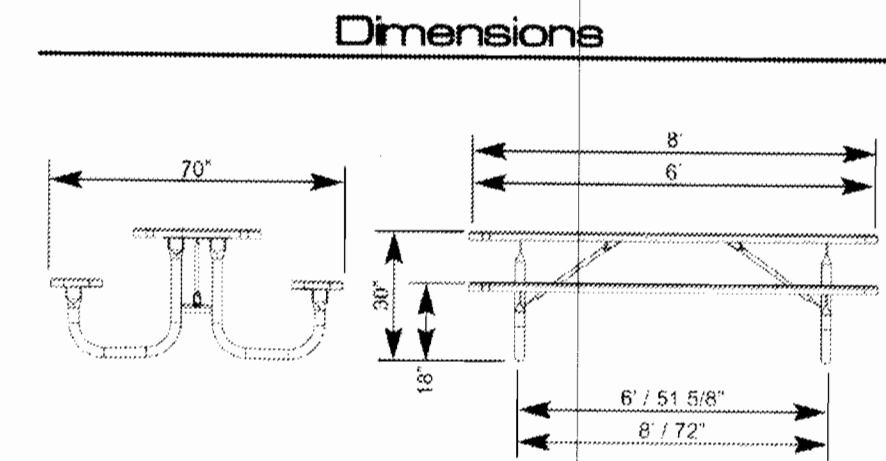


TRASH RECEPTACLE: MFG. - ULTRA COAT OR EQUAL; MODEL - PR-55R
55 GAL., STEEL WITH THERMOPLASTIC COATING,
PERFORATED FINISH, COLOR RED, SURFACE MOUNT.
ANCHOR IN PLACE PER MANUFACTURER RECOMMENDATIONS.
ASH URN LID: MFG. - ULTRA COAT OR EQUAL; MODEL - AU-55
COLOR BLACK.

CONTACT: MICHAEL WOODS AT, WOODS SITE AND PLAYSCAPES
1-888-688-2132

3 TRASH RECEPTACLE
NOT TO SCALE

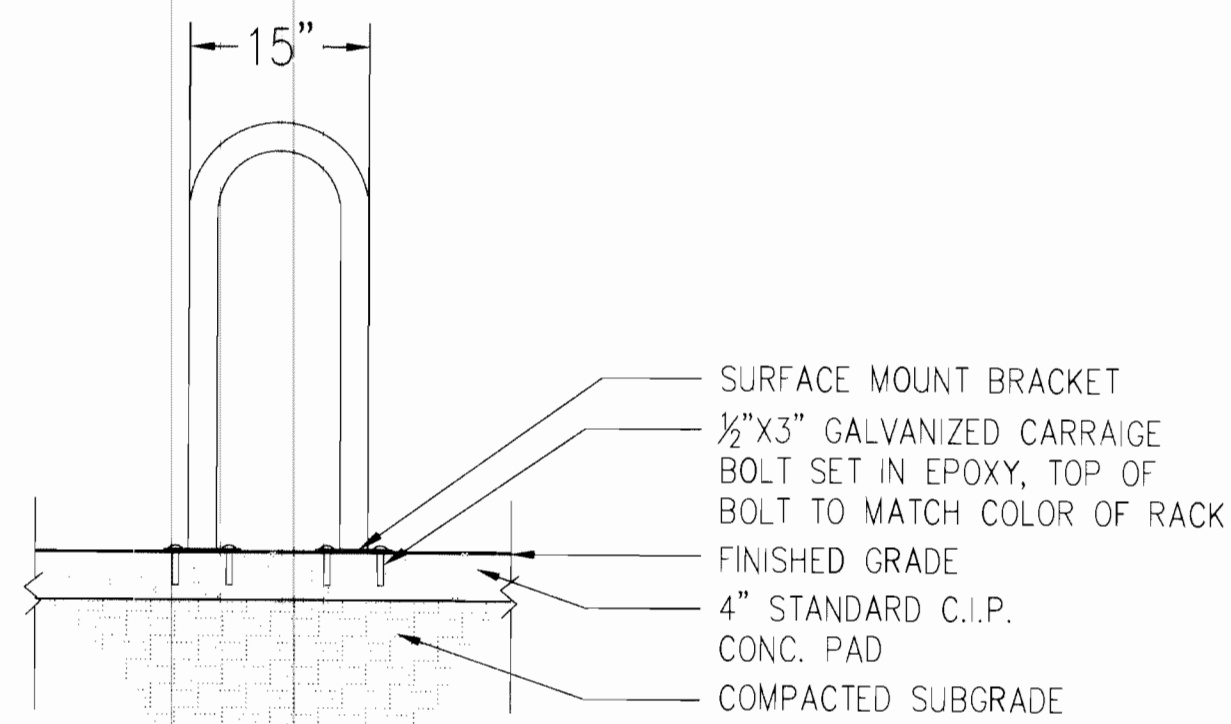
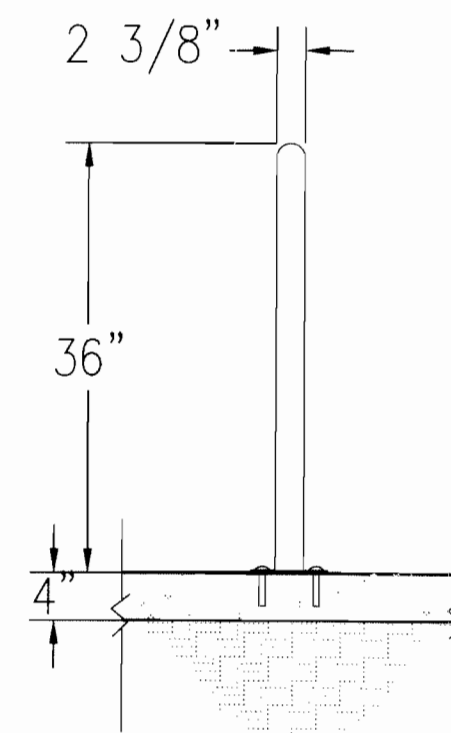
HANDICAP ACCESSIBLE



PORTABLE RECTANGULAR: 6' SEAT 8' TOP

TABLE: MFG. - ULTRA COAT OR EQUAL; MODEL - PCBK238H-P8R
BLACK POWDER COATED STEEL FRAME,
STEEL WITH THERMOPLASTIC COATING TABLE TOP,
PERFORATED FINISH, COLOR RED.
ANCHOR IN PLACE PER MANUFACTURER RECOMMENDATIONS.
CONTACT: MICHAEL WOODS AT, WOODS SITE AND PLAYSCAPES
1-888-688-2132

2 PICNIC TABLE
NOT TO SCALE



BIKE RACK: MFG. - ULTRA PLAY OR EQUAL; MODEL - PCBK5801-SM
POWDER COATED STEEL, COLOR BLACK.
CONTACT: MICHAEL WOODS AT, WOODS SITE AND PLAYSCAPES
1-888-688-2132

4 BIKE RACK
3/4"=1'-0"

DATE	REMARKS
08.10.07	FORMAL SITE PLAN ISSUE
09.19.07	2nd Submittal
09.25.07	Final Coordination
10.24.07	3rd Submittal
11.30.07	Technical Corrections
12.17.07	Final Mylars

PA / PM:	SAS
DRAWN BY:	BB
JOB NO.:	CHI07-0007-00

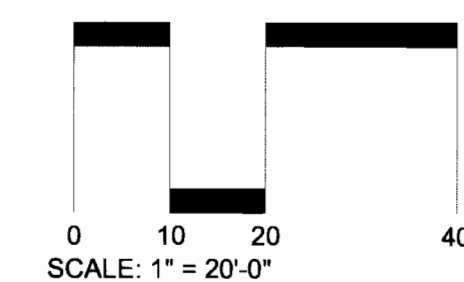
SHEET
L2.2

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO



irvine
los angeles
northern california
sacramento
san diego
denver
chicago
new jersey

WHIRLPOOL
MAJESTIC COMMERCENTER
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO



PA / PM:	SAS
DRAWN BY:	BB
JOB NO.:	CHI07-0007-00

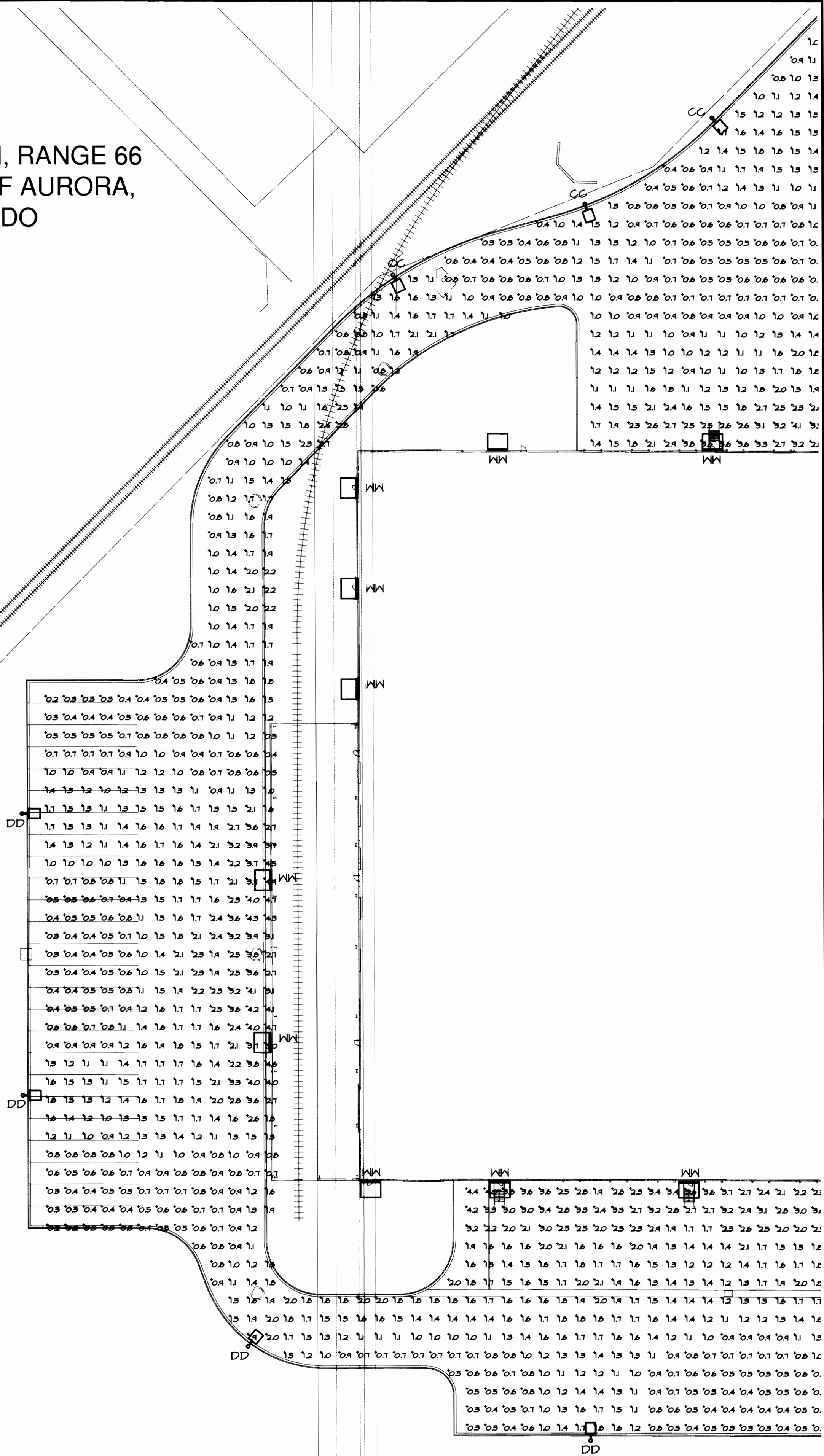
SHEET

L3.1

WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

HISBON STREET



12201 West Auburn Ave.
Lakewood, CO 80228
303.987.1166
303.987.1946 fax
fazio-eng@comcast.net

**Fazio
Engineering,
Inc.**

**WHIRLPOOL
MAJESTIC COMMERCENTER**
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

DATE	REMARKS
02.13.09	REVISE FINAL LAYOUT

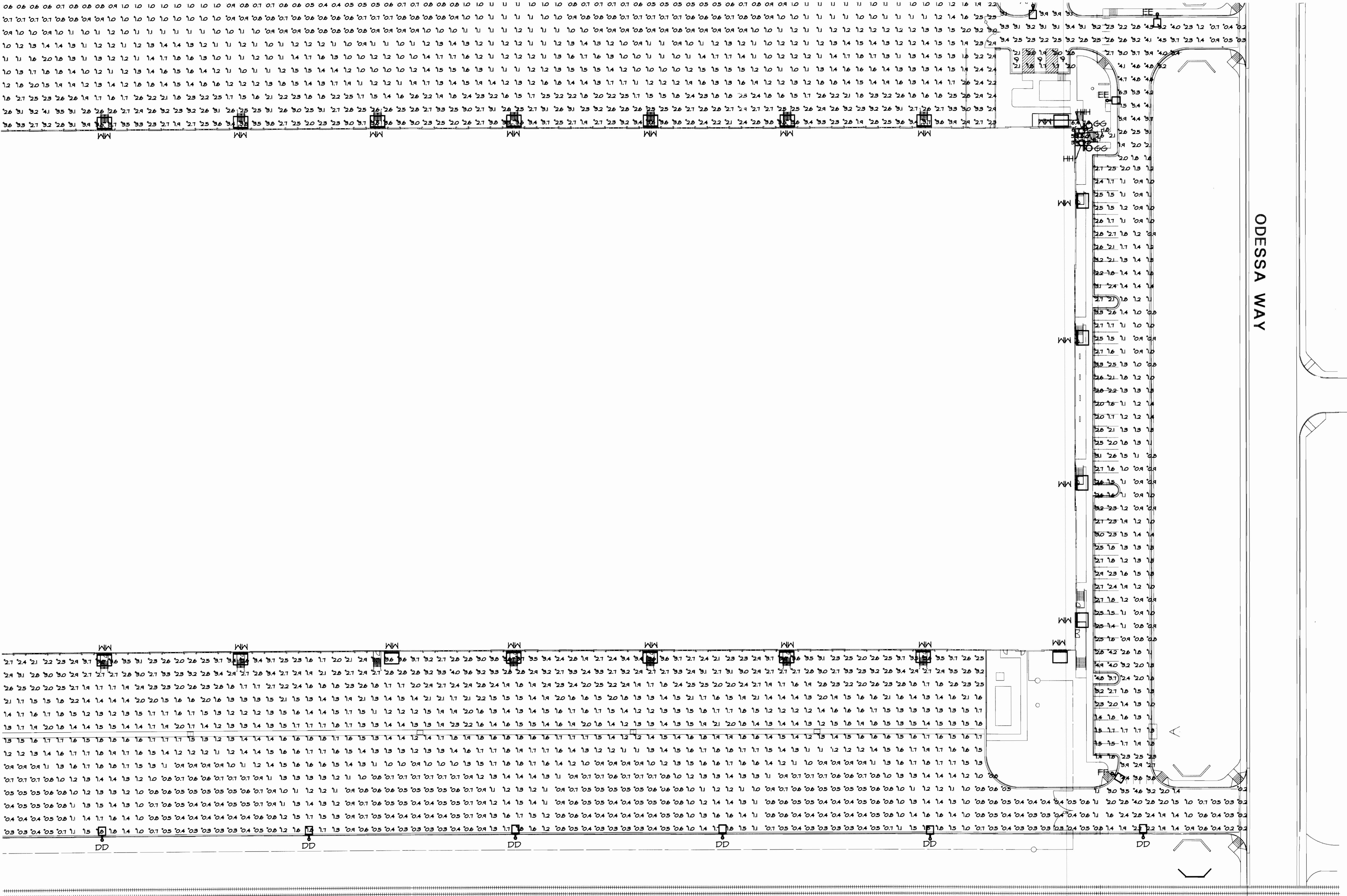
PA / PM:	VDF
DRAWN BY:	VDF
JOB NO.:	27007.01

SHEET
PH-1

1 LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

WHIRLPOOL
SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO



Fazio Engineering, Inc.

**WHIRLPOOL
MAJESTIC COMMERCE CENTER**
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

DATE	REVISIONS
08/10/07	FORMAL SITE PLAN ISSUE
08/18/07	2ND SUBMITTAL
10/24/07	3RD SUBMITTAL
12/17/07	FINAL ATLAS

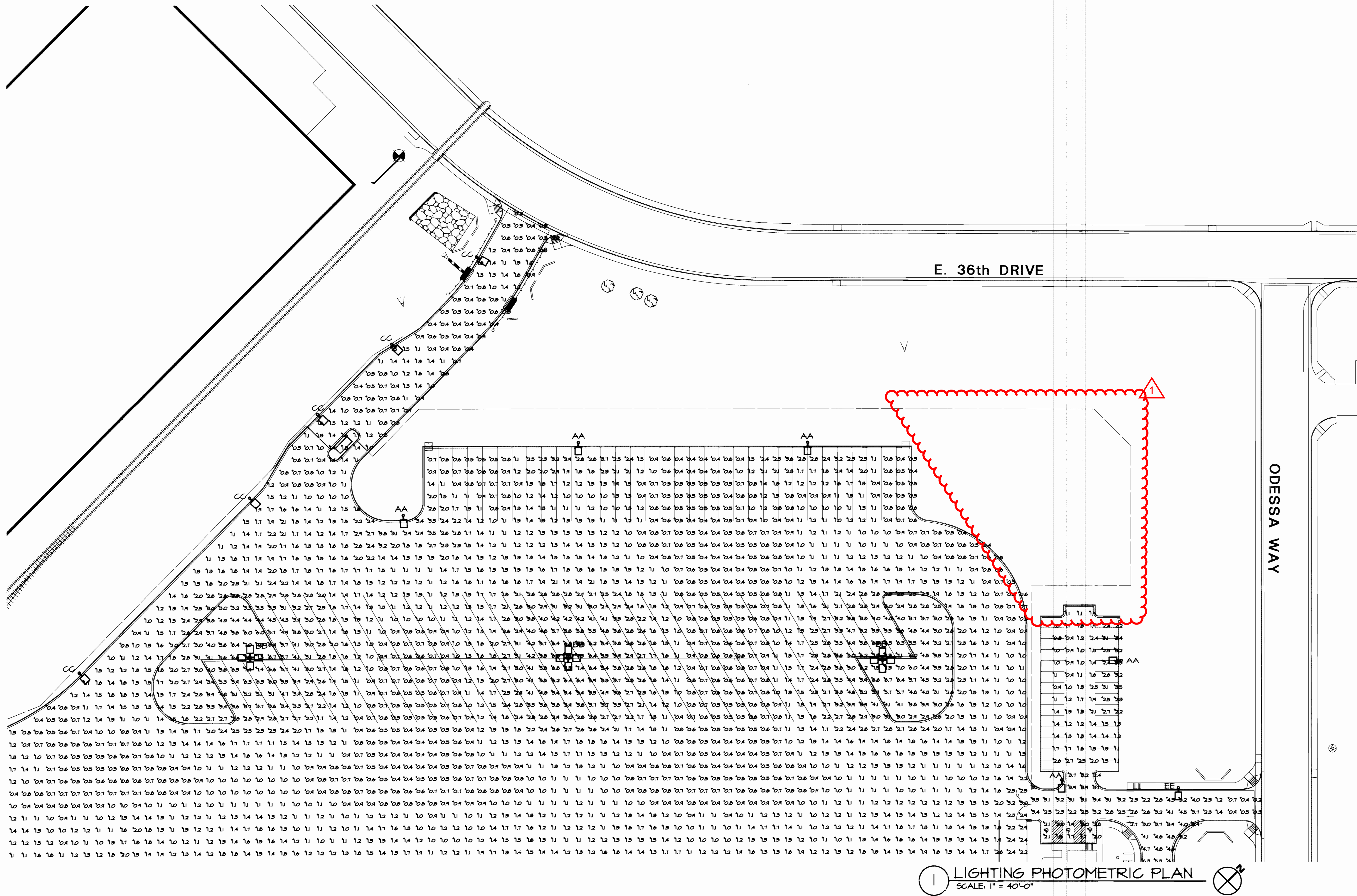
PA / PM:	VDF
DRAWN BY:	VDF
JOB NO.:	27007.01

SHEET
PH-2

1. LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO



1 LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

**Fazio
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fazio-eng@comcast.net

**WHIRLPOOL
MAJESTIC COMMERCENTER
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO**

DATE	REVISIONS
08/10/07	FORMAL SITE PLAN ISSUE
10/14/07	REV SUBMITTAL
12/17/07	FINAL REVISIONS

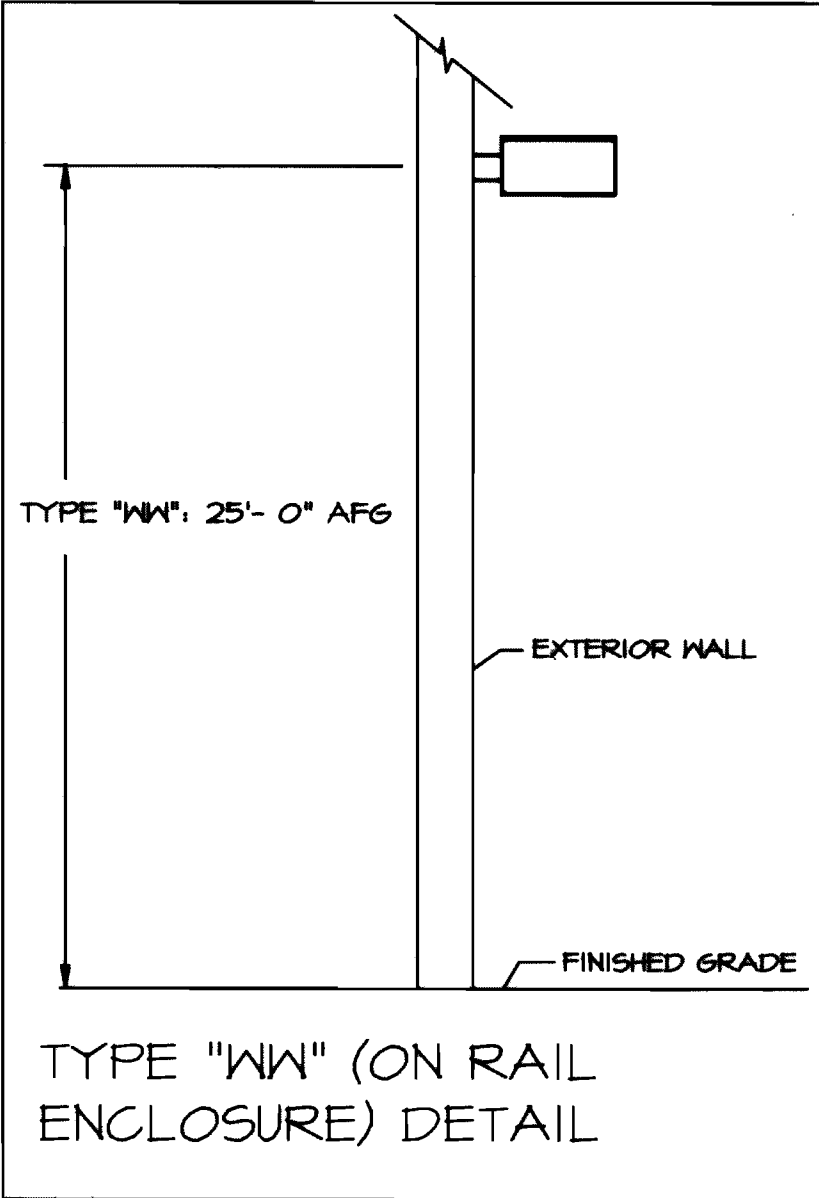
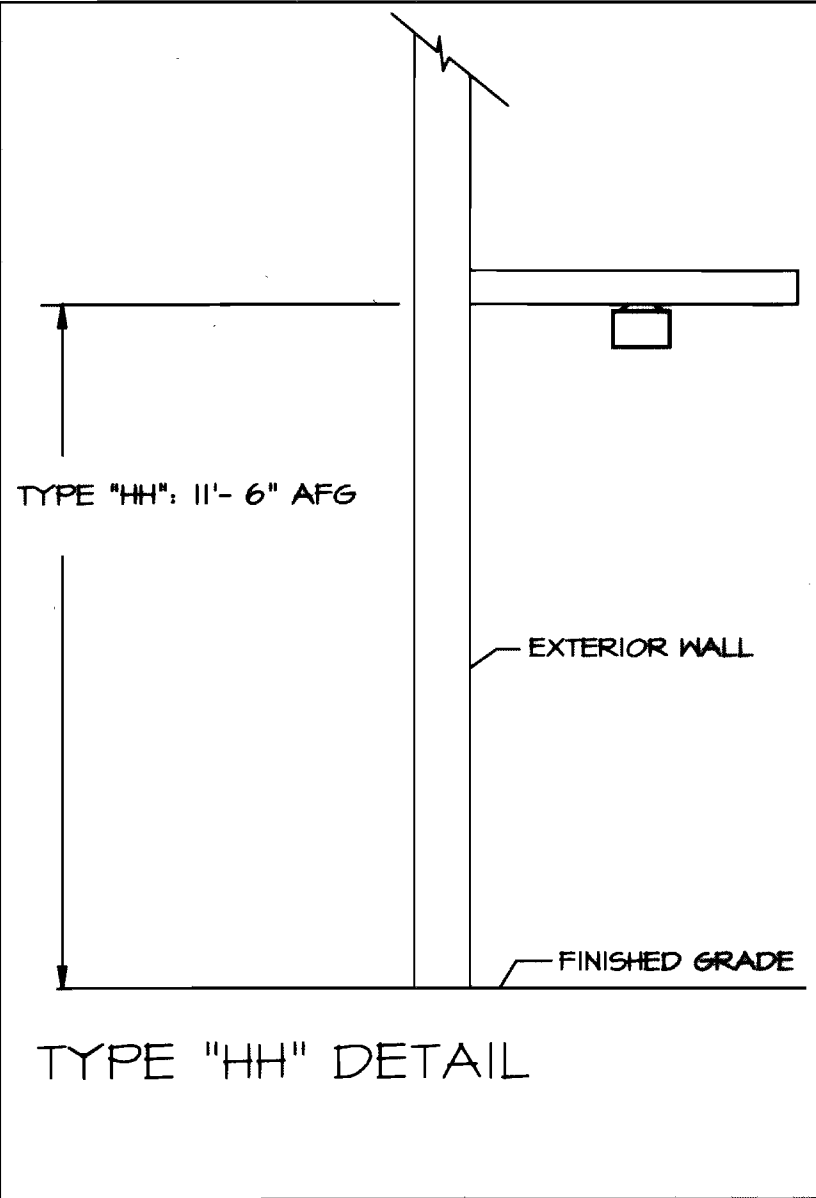
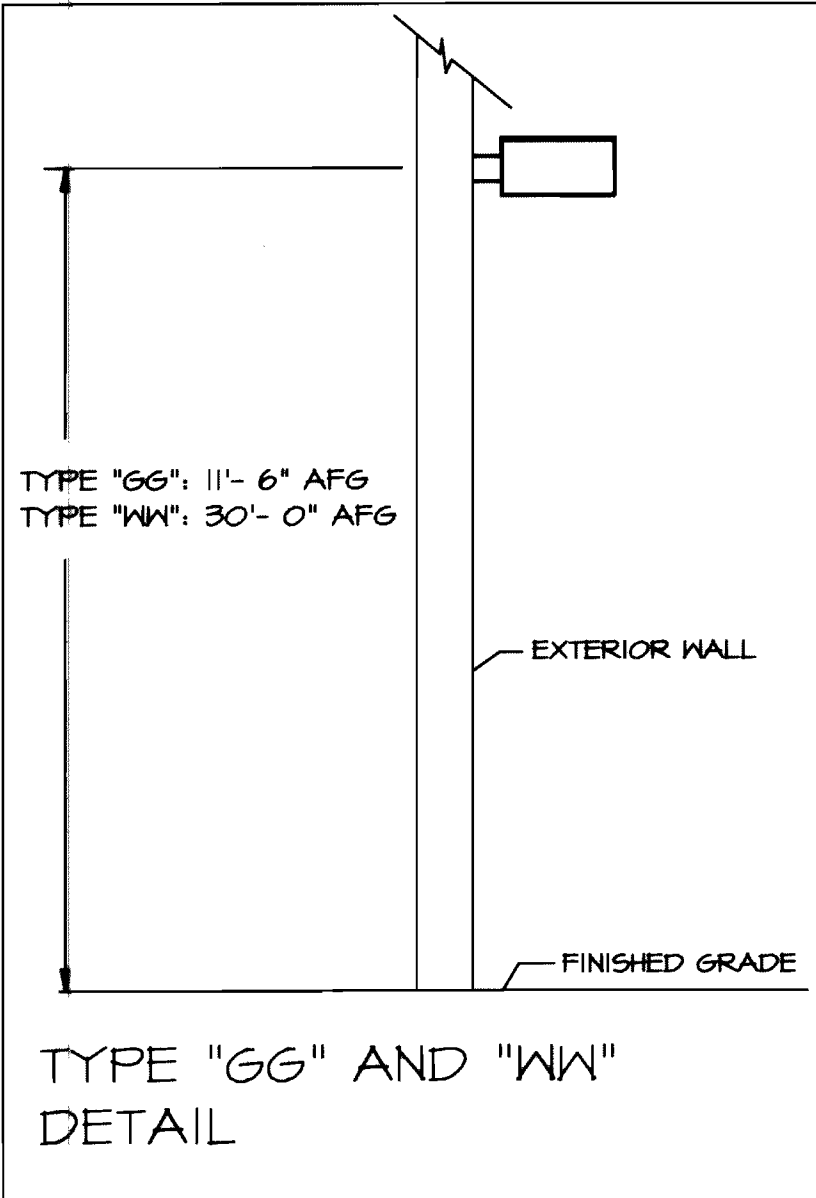
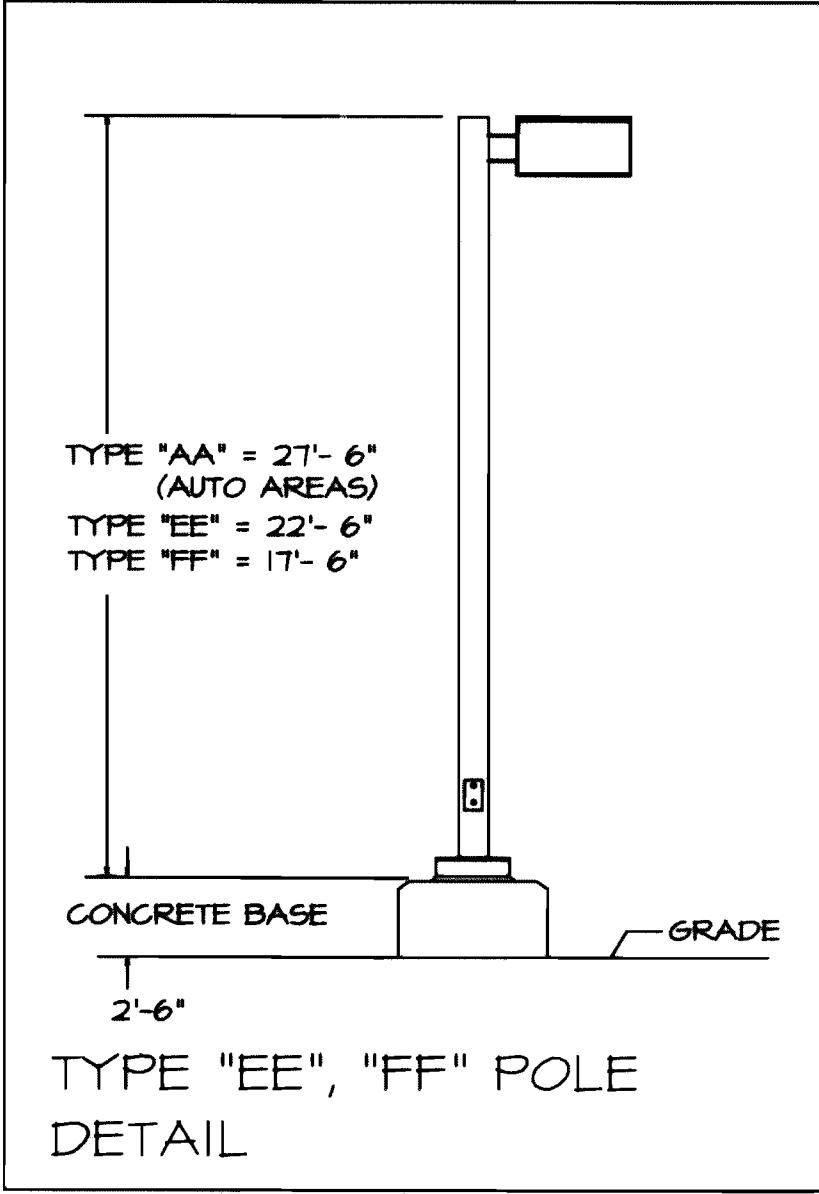
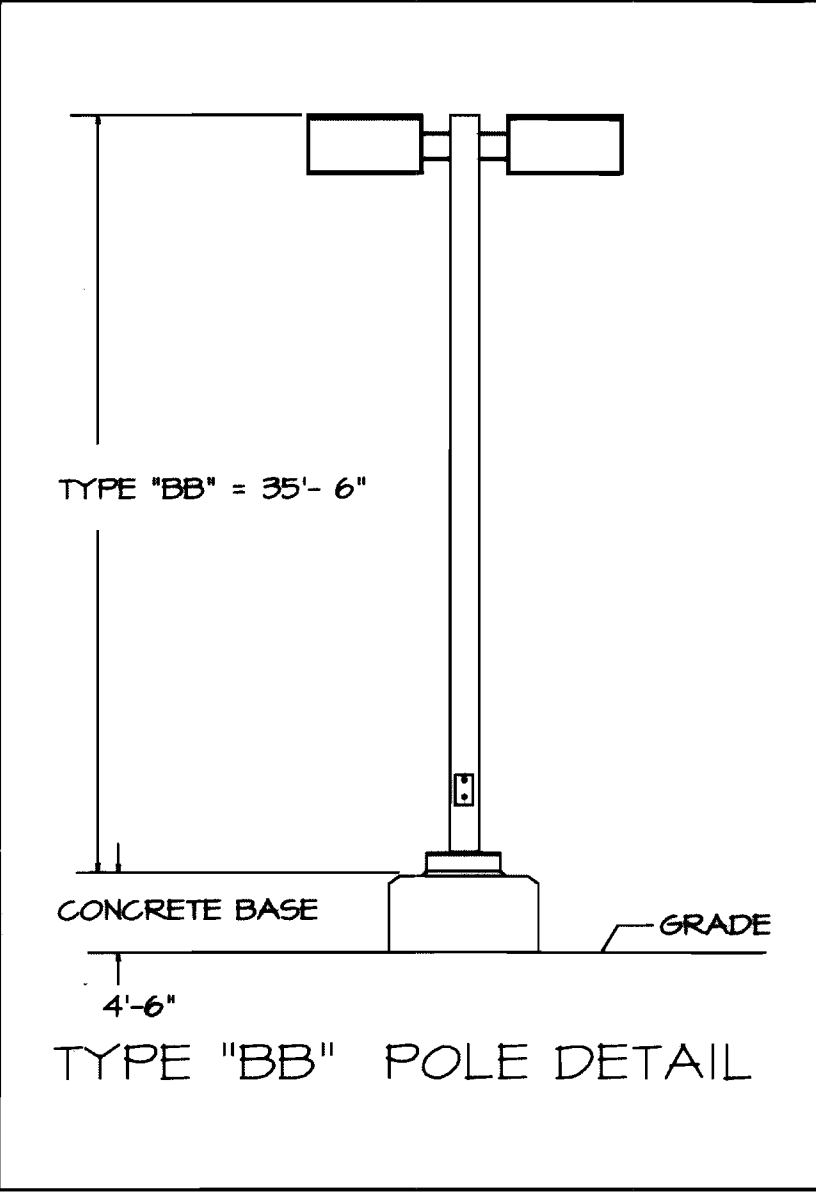
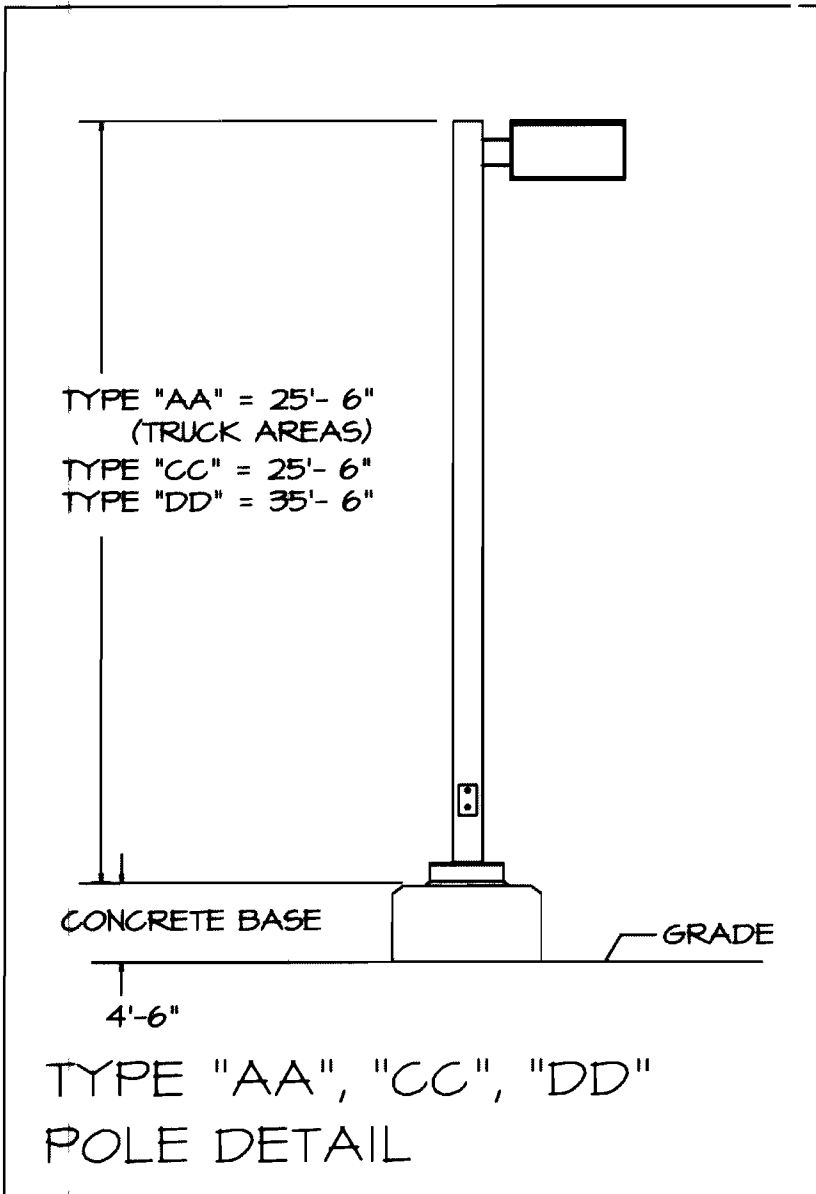
PA / PM:	VDF
DRAWN BY:	VDF
JOB NO.:	27007.01

SHEET
PH-3

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07/03/2019 MA: EXTEND AUTO PARKING LOT. SEE
NEW SHEETS 27-30

WHIRLPOOL DISTRIBUTION CENTER 2007-6048-00



LUMINAIRE SCHEDULE									
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS
☐	AA	5	KSF2 400M R4W	ARM/30' POLE MOUNTED PREMIUM CUTOFF, R4W REFLECTOR, CLEAR GLASS FLAT LENS.	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HIGH OUTPUT (SUPER), HORIZONTAL POSITION.	Lt18509.IES	40000	0.72	462
⊕	BB	3	KSF2 400M R4W	ARM/40' POLE MOUNTED PREMIUM CUTOFF, R4W REFLECTOR, CLEAR GLASS FLAT LENS.	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HIGH OUTPUT (SUPER), HORIZONTAL POSITION.	Lt18509.IES	40000	0.72	1848
☐	CC	7	KSF2 250M R4SC	ARM/30' POLE MOUNTED PREMIUM CUTOFF, TYPE 4 REFLECTOR, CLEAR GLASS FLAT LENS.	ONE 250-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	q3042103.IES	20000	0.72	297
☐	DD	10	KSF2 400M R4SC	ARM/40' POLE MOUNTED PREMIUM CUTOFF, TYPE 4 REFLECTOR, CLEAR GLASS FLAT LENS.	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HIGH OUTPUT (SUPER), HORIZONTAL POSITION.	q3041301.IES	40000	0.72	462
☐	EE	2	KSF2 400M R4SC	ARM/25' POLE MOUNTED PREMIUM CUTOFF, TYPE 4 REFLECTOR, CLEAR GLASS FLAT LENS.	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HIGH OUTPUT (SUPER), HORIZONTAL POSITION.	q3041301.IES	40000	0.72	462
☐	FF	1	KSF2 250M R4SC	ARM/20' POLE MOUNTED PREMIUM CUTOFF, TYPE 4 REFLECTOR, CLEAR GLASS FLAT LENS.	ONE 250-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	q3042103.IES	20000	0.72	297
⊙	GG	2	ASW1 100M 6Z	AERIS ARCHITECTURAL BUILDING MOUNTED LUMINAIRE, 6Z (WALL GRAZER) DISTRIBUTION, 100W MH WITH CLEAR LAMP.	ONE 100-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POS.	LTL13908.IES	8500	0.72	130
○	HH	2	CF11 1/26TRT 8AR	11" OPEN CYLINDER WITH 8" SPECULAR REFLECTOR.	ONE 26-WATT TRIPLE TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION.	q6092501.IES	1800	0.72	29
☐	WW	30	KSF2 400M R4W	ARM/BUILDING MOUNTED PREMIUM CUTOFF, R4W REFLECTOR, CLEAR GLASS FLAT LENS.	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HIGH OUTPUT (SUPER), HORIZONTAL POSITION.	Lt18509.IES	40000	0.72	462

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
ALL TRUCK AREAS	+	1.6 fc	7.4 fc	0.2 fc	37.0:1	8.0:1
FRONT AUTOMOBILE PARKING	+	1.7 fc	4.9 fc	0.8 fc	6.1:1	2.1:1
NORTH AUTOMOBILE PARKING	+	1.7 fc	3.5 fc	0.8 fc	4.4:1	2.1:1
AUTOMOBILE PARKING ENTRANCE	+	3.0 fc	7.5 fc	0.2 fc	37.5:1	15.0:1
MAIN BUILDING ENTRANCE	+	5.6 fc	10.2 fc	1.8 fc	5.7:1	3.1:1
SOUTH AUTOMOBILE ENTRANCE	+	3.1 fc	4.6 fc	1.1 fc	4.2:1	2.8:1
ALL VEHICLE AREAS - SUMMARY OF ALL TRUCK AREAS, AUTOMOBILE PARKING, AUTOMOBILE PARKING ENTRANCE AND SOUTH AUTOMOBILE ENTRANCE	+	1.6 fc	7.5 fc	0.2 fc	37.5:1	8.2:1

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fazio-eng@comcast.net

**Fazio
Engineering,
Inc.**

**WHIRLPOOL
MAJESTIC COMMERCENTER**
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

DATE	REMARKS
02.13.09	REVISE FINAL DETAILS

PA / PM:	VDF
DRAWN BY:	VDF
JOB NO.:	27007.01

SHEET
PH-4

TYPE "AA", "BB", "CC", "DD", "EE", "FF", "WW"

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for use in car lots, street lighting or parking areas.

CONSTRUCTION — Rugged, .007" thick, aluminum rectangular housing. Formed for weather-tight seal and integrity.

FINISH — Standard finish is dark bronze (DB) polyester powder finish with other architectural colors available.

OPTICAL SYSTEM — Reflector designed and segmented for superior uniformity and control. Reflectors attach with toolless fasteners and are removable and interchangeable. Five cutoff distributions available: Type II (cutoff), Type III (symmetric), Type IV (forward throw, sharp cutoff), Type IV (wide, forward throw).

INSTALLATION — Extruded aluminum arm for pole or wall mounting is shipped in feature carton. Optional mountings available.

LISTING — UL Listed (standards). CSA Certified (see Options). NOM Certified (see Options). UL Listed for 25°C ambient temperatures and one 100% rated.

ORDERING INFORMATION

For shortest lead times, configure product using standard options (shown in bold).

Example: KSF2 400M R3 TB SPH4 LPI

Series	Voltage	Mounting	Reflector	Options	Lamp*
KSF2	120	Pole/Bolt	Blank	Shipped installed in fixture	LPI Lamp
Warranty	240	SP	90°	DT: Single fuse 120, 277, 347V ¹	included (standard)
Metal halide	240	RF	Round	CW: Constant wattage	ULP: Less lamp
250M	277	RF	Round	EC: Emergency circuit ¹	
320M	347	W	12 1/2" arm	PER: NEMA lock-out receptacle only for phase control	
400M	480	W	12 1/2" arm	GRQ: Quartz rearmle receptacle only for phase control	
High pressure sodium	240	W	12 1/2" arm	QSC10: QSC time delay ¹	
250M	277	W	12 1/2" arm	QSC: CSA Certified	
400M	480	W	12 1/2" arm	NOM: NOM Certified	
High pressure sodium	240	W	12 1/2" arm	HO: House shield ¹	
250M	277	W	12 1/2" arm	Shipped separately	
400M	480	W	12 1/2" arm	F1: NEMA lock-out PE (125, 200, 240V)	
High pressure sodium	240	W	12 1/2" arm	F2: NEMA lock-out PE (347V)	
250M	277	W	12 1/2" arm	F4: NEMA lock-out PE (480V)	
400M	480	W	12 1/2" arm	F7: NEMA lock-out PE (277V)	
High pressure sodium	240	W	12 1/2" arm	CH: Chattering cap for FBI option	
250M	277	W	12 1/2" arm	VO: Vandal guard	
400M	480	W	12 1/2" arm	Accessories: Tension Mounting, DigiStar	
High pressure sodium	240	W	12 1/2" arm	Order or separate catalog number	
250M	277	W	12 1/2" arm	Number of hours	
400M	480	W	12 1/2" arm	1000, 2000, 3000, 4000, 5000, 6000, 7000, 8000, 9000, 10000	
High pressure sodium	240	W	12 1/2" arm	2-3/8" 120-180 120-240 120-300 120-320 120-360 120-400	
250M	277	W	12 1/2" arm	2-7/8" 125-180 125-240 125-300 125-320 125-360 125-400	
400M	480	W	12 1/2" arm	3-1/8" 135-180 135-240 135-300 135-320 135-360 135-400	
High pressure sodium	240	W	12 1/2" arm	4" 135-180 135-240 135-300 135-320 135-360 135-400	
250M	277	W	12 1/2" arm	KSP240: House side shield ¹	
400M	480	W	12 1/2" arm	KSP240: Vandal guard	
High pressure sodium	240	W	12 1/2" arm	Sheet # KSF2-M-S	AL-330
250M	277	W	12 1/2" arm		
400M	480	W	12 1/2" arm		

KSF2 Arm-Mounted Rectilinear Cutoff Lighting

Coefficient of Utilization Initial Footcandle

Initial Footcandle

Initial Footcandle

Initial Footcandle

Initial Footcandle

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Initial Footcandle

Notes:

1. For electrical characteristics, consult technical data sheet.

2. Tested to current IES and NEMA standards under stabilized laboratory conditions.

3. Various operating factors can cause efficiency differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.

4. Photometric data for other distributors can be accessed from www.lithonia.com.

5. Photometric data for other distributors can be accessed from www.lithonia.com.

6. Photometric data for other distributors can be accessed from www.lithonia.com.

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A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
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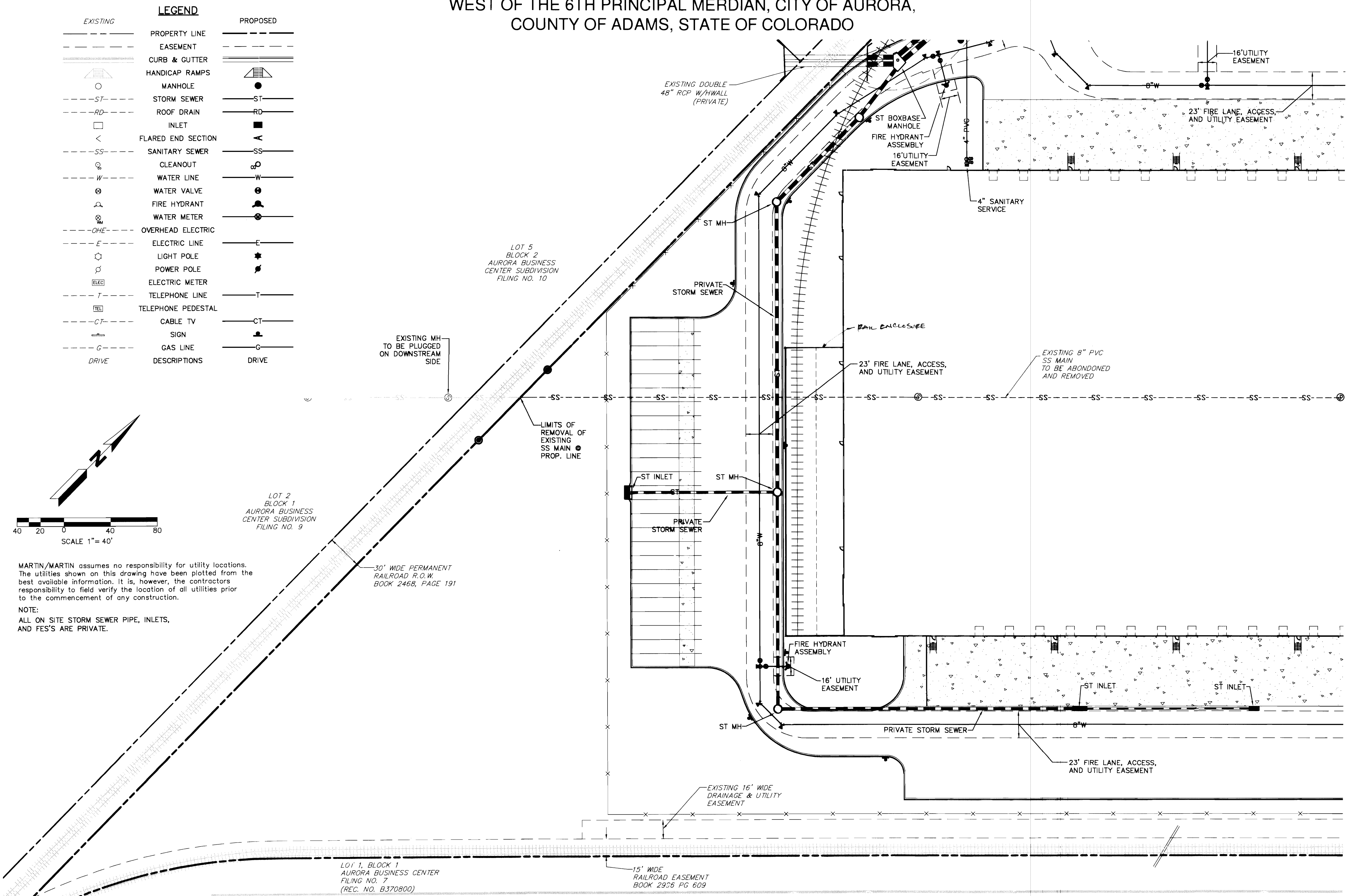
WHIRLPOOL
MAJESTIC COMMERCENTER
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

UTILITY PLAN		DATE	REMARKS
		08.10.07	FORMAL SITE PLAN ISSUE
		09.10.07	2ND SUBMITTAL
		10.24.07	3RD SUBMITTAL
		12.17.07	FINAL MTLANS

PA / PM:	SAS
DRAWN BY:	DAL
JOB NO.:	CHI07-0007-00

HEET

U-1



MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

NOTE:
ALL ON SITE STORM SEWER PIPE, INLETS,
AND FES'S ARE PRIVATE.

G:\Tuttle\Zenith\SDP\UTILITIES.dwg

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

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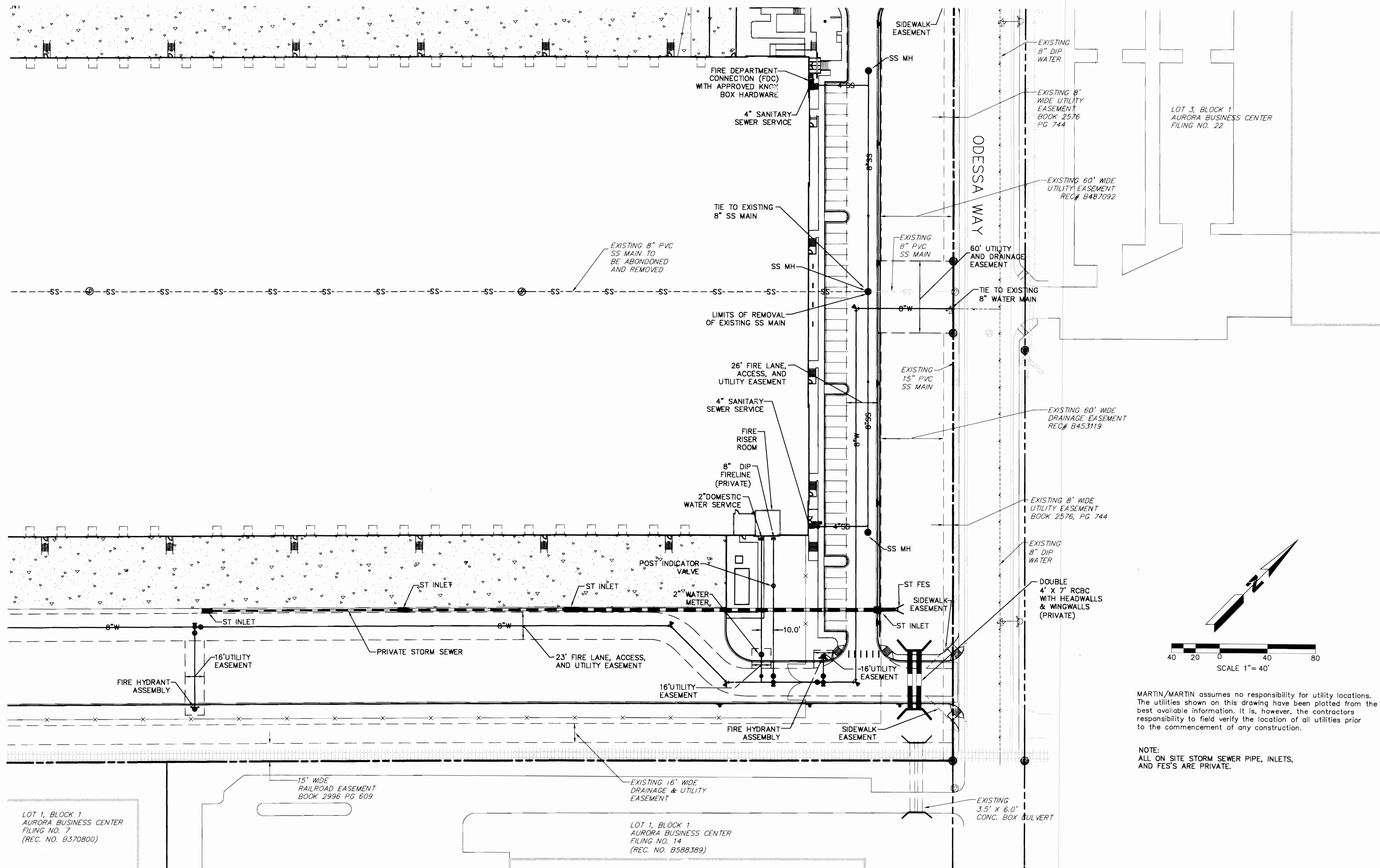
WHIRLPOOL
MAJESTIC COMMERCENTER
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

UTILITY PLAN		DATE	REMARKS
		08.10.07	FORMAL SITE PLAN ISSUE
		09.19.07	2ND SUBMITTAL
		10.24.07	3RD SUBMITTAL
		12.17.07	FINAL MYLARS

PA / PM:	SAS
DRAWN BY:	DAL
OB NO.:	CHI07-0007-00

SHEET

U-2



MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

NOTE:
ALL ON SITE STORM SEWER PIPE, INLETS,
AND FES'S ARE PRIVATE.

WHIRLPOOL DISTRIBUTION CENTER 2007-6048-00

WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26 TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
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FAX 303.431.4028

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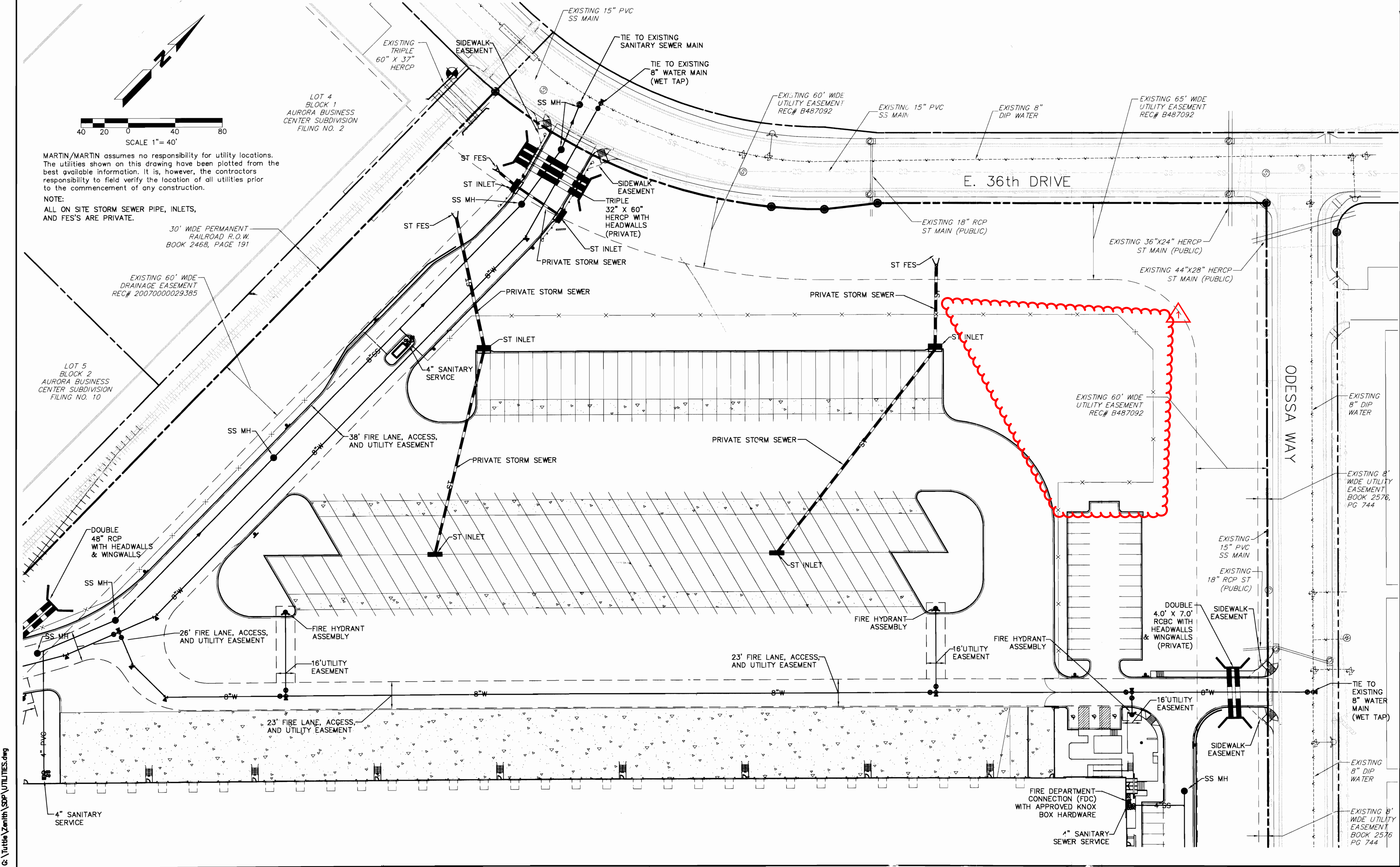
**WHIRLPOOL
MAJESTIC COMMERCE CENTER**
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

UTILITY PLAN	
DATE	REMARKS
08/10/07	FORMAL SITE PLAN ISSUE
09/19/07	2ND SUBMITTAL
10/24/07	3RD SUBMITTAL
12/17/07	FINAL MYLARS

PA / PM:	SAS
DRAWN BY:	DAL
JOB NO.:	CHI07-0007-00

SHEET
U-3

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07/03/2019 MA: EXTEND AUTO PARKING LOT. SEE
NEW SHEETS 27-30

WHIRLPOOL DISTRIBUTION CENTER 2007-6048-00



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WHIRLPOOL
MAJESTIC COMMERCENTER

ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

GRADING PLAN		
DATE	REMARKS	
07.03.19	1ST CSP AMENDMENT SUBMITTAL	
07.25.19	2ND CSP AMENDMENT SUBMITTAL	

PA / PM:	KPM
DRAWN BY:	JMB
JOB NO.:	19.0836

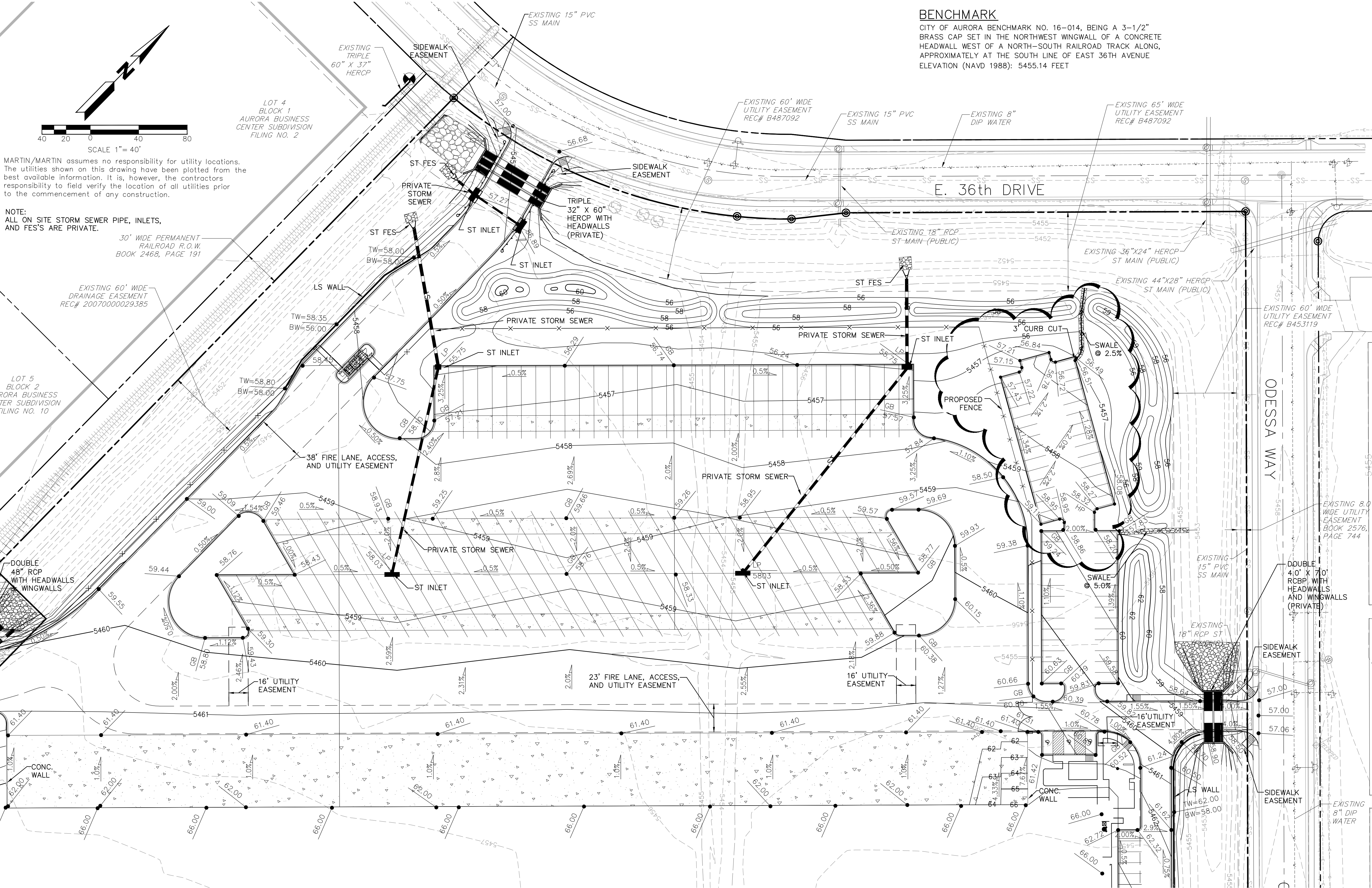
SHEET

GR-3

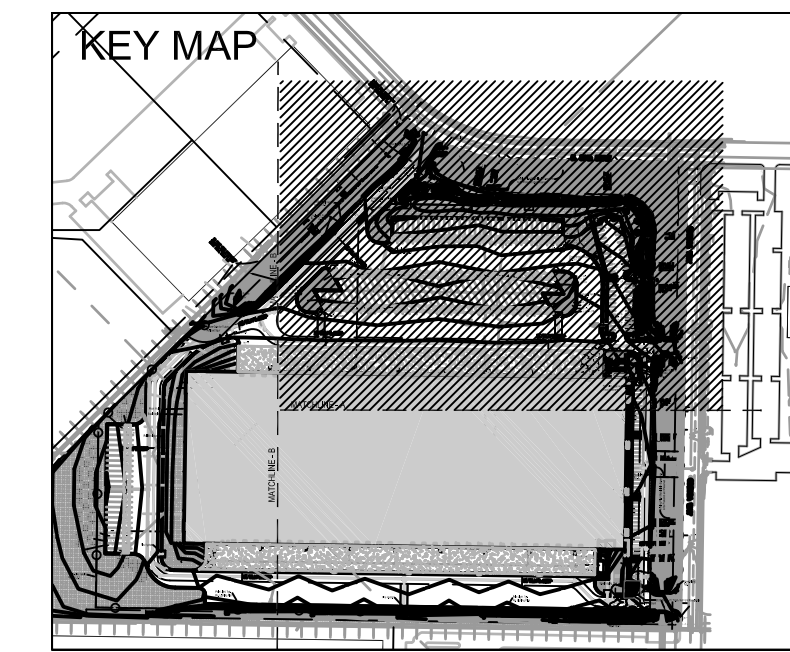
WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

BENCHMARK
CITY OF AURORA BENCHMARK NO. 16-014, BEING A 3-1/2" BRASS CAP SET IN THE NORTHWEST WINGWALL OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG, APPROXIMATELY AT THE SOUTH LINE OF EAST 36TH AVENUE ELEVATION (NAVD 1988): 5455.14 FEET



A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO



1. PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
2. ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
3. IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ALLOWED TO BE MADE TO THE ROOT. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCH OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
4. LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
5. DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.
6. NO STOCK PILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
7. NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
8. THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
9. EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REMOVED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION AND/OR AMOUNT PAID
5" REMOVED	0" RELOCATED	10" REPLACED

WHIRLPOOL
MAJESTIC COMMERCENTER
ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

PLANTING PLAN		DATE	REMARKS
		08.10.07	FORMAL SITE PLAN ISSUE
		09.19.07	2ND SUBMITTAL
		10.24.07	3RD SUBMITTAL
		12.17.07	FINAL MYLARS
		07.03.19	1st CSP AMENDMENT SUBMITTAL
		07.25.19	2nd CSP AMENDMENT SUBMITTAL

PA / PM:	DQB
DRAWN BY:	
JOB NO.:	19-017

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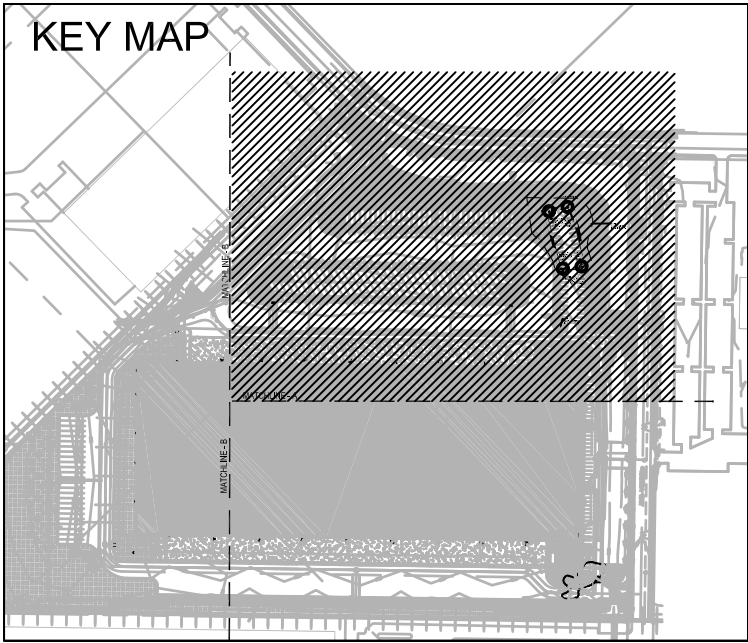
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tel 303.433.7100 fax 303.433.4301
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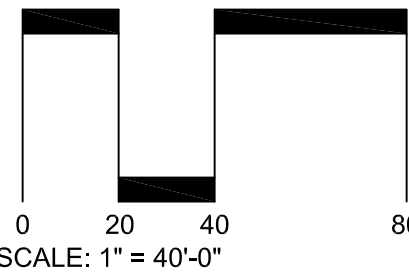


TREE PROTECTION NOTES

1. PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
2. ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
3. IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCH OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
4. LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
5. DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.
6. NO STOCK PILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
7. NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
8. THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
9. EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

TREE MITIGATION TABLE

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION AND/OR AMOUNT PAID
5" REMOVED*	0" RELOCATED	10" REPLACED



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TREE MITIGATION PLAN	
DATE	REMARKS
08.10.07	FORMAL SITE PLAN ISSUE
09.19.07	2ND SUBMITTAL
10.24.07	3RD SUBMITTAL
12.17.07	FINAL MYLARS
07.03.19	1st CSP AMENDMENT SUBMITTAL
07.25.19	2nd CSP AMENDMENT SUBMITTAL

PA / PM:	DOB
DRAWN BY:	DOB
JOB NO.:	19-017

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WHIRLPOOL
SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO


MATCHLINE - B

MATCHLINE - A

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WHIRLPOOL SITE PLAN

A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
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Integrated Lighting and Electrical Solutions

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aedesign-inc.com

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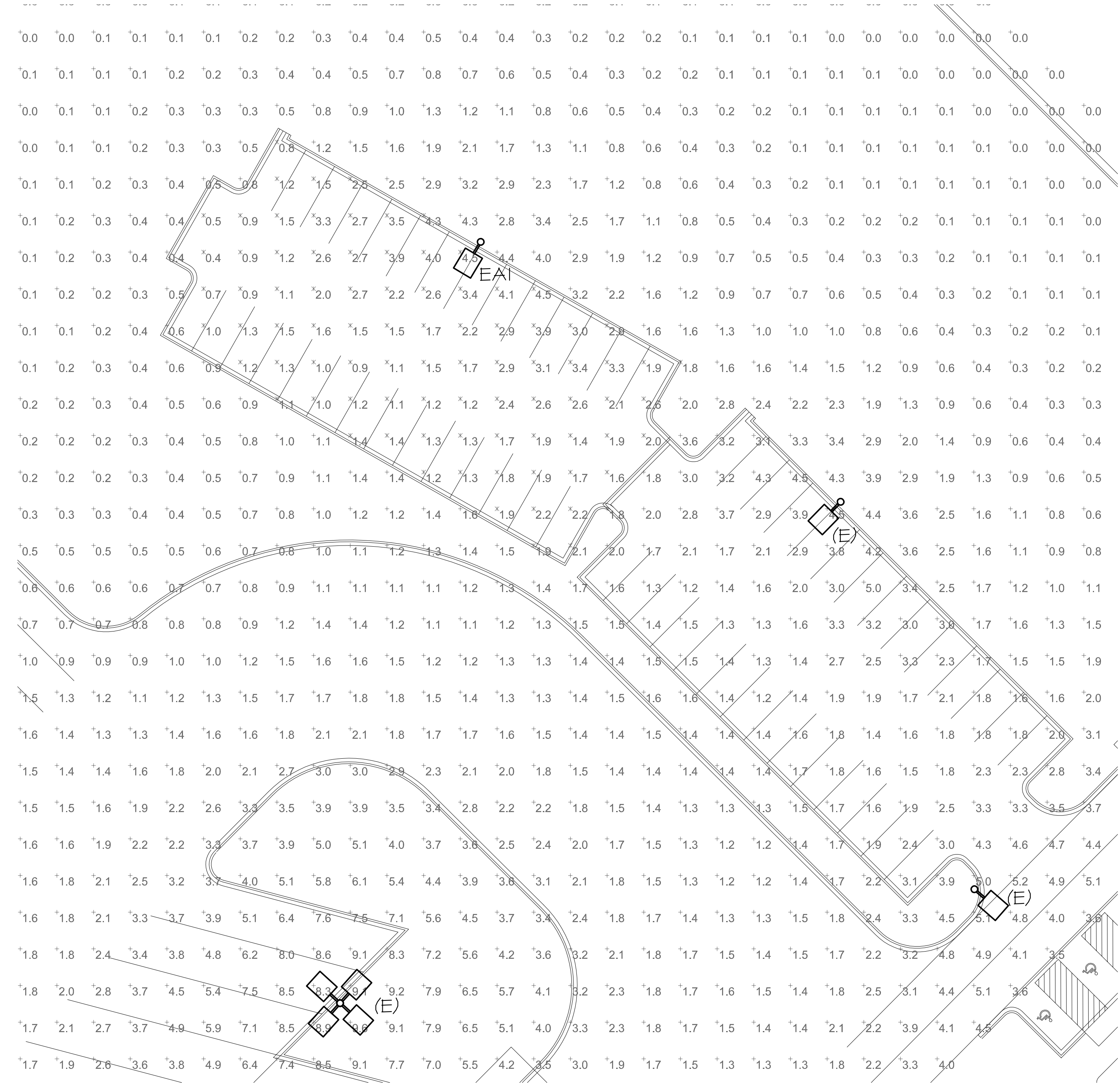
WHIRLPOOL
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ODESSA WAY AND EAST 36TH DRIVE
AURORA, COLORADO

PHOTOMETRIC PLAN					
DATE	REMARKS	FORMAL SITE PLAN ISSUE	2ND SUBMITTAL	3RD SUBMITTAL	FINAL
08.10.07		09.19.07	10.24.07	12.17.07	01.03.08
01.03.08		07.03.09	07.25.09	07.25.09	07.25.09

PA / PM:	EDR
DRAWN BY:	CMD
JOB NO.:	CHI07-0007-00

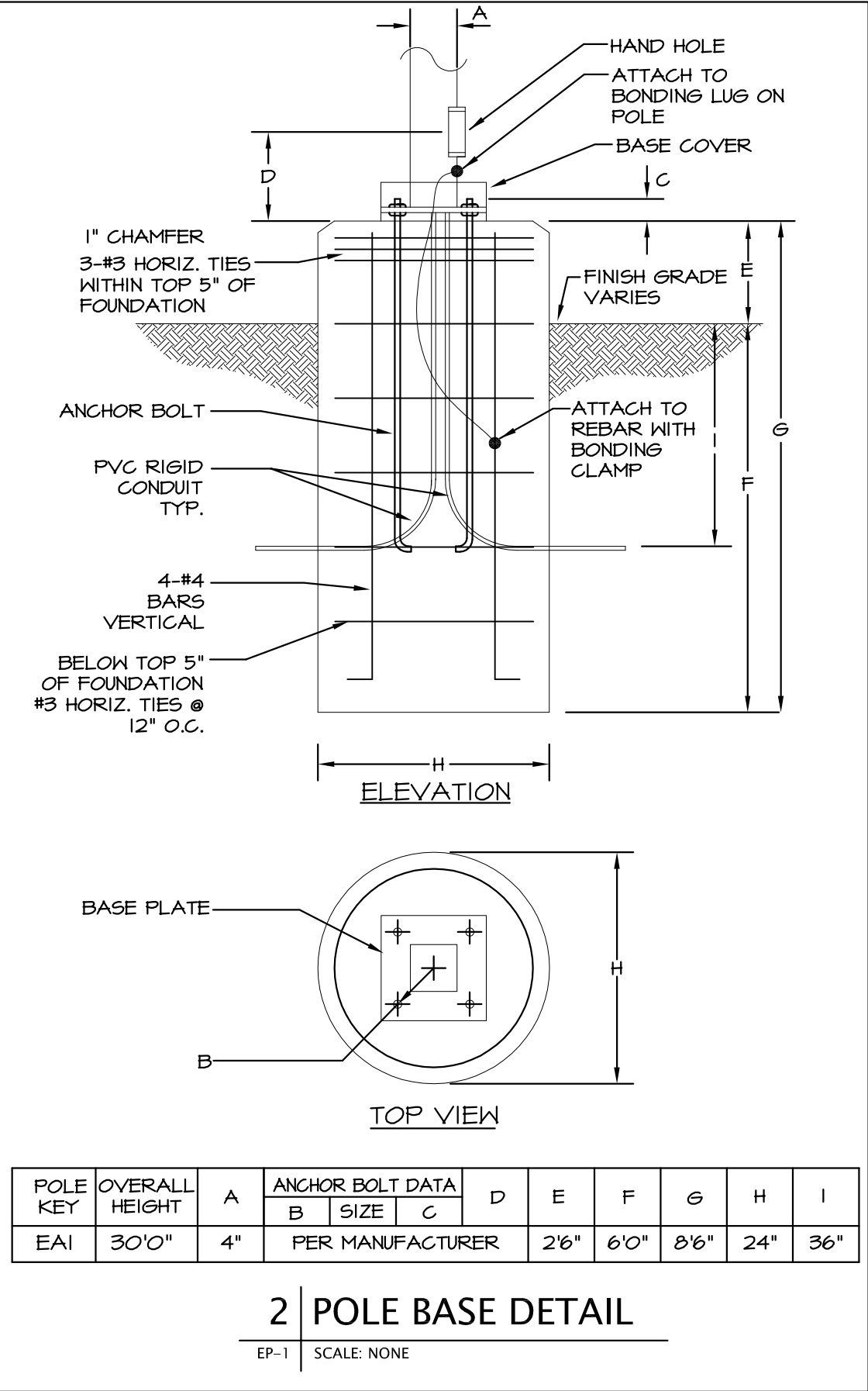
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EP-1




1 | PHOTOMETRIC PLAN

EP-1 | SCALE: 1"=40'-0"



LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP QTY	LAMP HATT	TYPE	LUMEN OUTPUT	DIMMING UTILIZED
EAI	POLE MOUNTED PREMIUM CUTOFF, TYPE IV HIDE FORWARD THROW	LITHONIA	KSF2-400M-R4W	277V	1	456	METAL HALIDE	40000	NA

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NEW PARKING LOT	✕	2.0 fc	4.5 fc	0.4 fc	11.3:1	5.0:1
OVERALL SITE	+	1.2 fc	9.7 fc	0.0 fc	N/A	N/A



FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for car lots, street lighting or parking areas.
CONSTRUCTION — Rugged, 260° thick aluminum extruded housing, formed for weather tight and integrity. Naturally anodized, extruded aluminum door frame with recessed corners, is retained with two 1/8" diameter flange pins and secured with one quarter turn, quick release fastener. Weatherproof seal between housing and door frame is accomplished with an integrally designed, extruded silicone gasket that snaps into the door frame, and another gasket applied to the housing.
FINISH — Standard finish is dark bronze (DBZ), polymer powder finish with other architectural colors available. **OPTICS** — Reflectors are anodized and segmented for superior uniformity and control. Reflectors attach with tool less fasteners and are rotatable and interchangeable. Five cutoff distributions available: Type II (standard), Type III (symmetrical), Type IV (forward throw, sharp cutoff), Type V (wide, forward throw), Type V (square), Lens is 1/2" thick impact resistant tempered glass with thermally applied silk screened shield.
ELECTRICAL — Solid state Constant Voltage semiconductor for CVD-MODE Super CDM (solid state ballast), DALI, 0-10V compliant, is required for 250-400W CVD-MODE (for U.S. shipments only). CSA or IEC required for pre-certification shipments outside the U.S.
Ballasts are 100% factory sealed.
Sockets are porcelain, horizontally mounted integral base socket with copper alloy nickel plated screw shell and center contact. 50 Watt 1000V-600V.
INSTALLATION — For recessed aluminum arm for pole or wall mounting is shipped in factory carton. Optional mounting hardware available.
LIGHTING — UL listed (Standard), CSA Certified (see Options), NEMA Certified (see Options), VIL listed for 25°C ambient temperature and wet locations. IP65 rated.
WARRANTY — 1 year limited warranty. Complete warranty terms located at: www.lithonia.com/usa/ConsumerSupport/Forms_and_documents.aspx
Note: Actual performance may differ as a result of end use environment and application.
Specifications subject to change without notice.

Area Lighting
KSF2
METAL HALIDE: 250-400W
HIGH PRESSURE SODIUM: 200-400W
15' to 25' Mounting

Specifications
FIN: 2.6" (6.6 cm)
(includes arm)
Length: 24.19" (61.5 cm)
Width: 17.25" (43.8 cm)
Depth: 8.7" (21.9 cm)
Arm: 4.1" (10.4 cm)
Weight: 52 lbs (23.6 kg)
All dimensions are inches (centimeters) unless otherwise specified.

Mounting options
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